

**City of Cudahy, Wisconsin
Downtown Redevelopment District Number One
Project Plan**

August 18, 1998

COMMON COUNCIL ACTION

Prepared for the Community Development Authority

By

VANDEWALLE & ASSOCIATES

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Resolution

(To be completed)

Introduction

The *City of Cudahy Downtown Redevelopment District Number One Project Plan* is part of the city's ongoing community development work that began with the adoption the *City of Cudahy Comprehensive Development Plan* in 1994, and the concurrent establishment of Tax Incremental District Number One (1994). Both of those documents strive to foster economic development activities in the City of Cudahy. The *Tax Incremental District Number One Project Plan* includes the lands located within the boundary of the *Downtown Redevelopment District Number One*. A primary objective of the *Tax Incremental District Number One Project Plan* is to "assist with the rehabilitation of properties on the south side of Layton Avenue and west of Packard Avenue as well as the commercial neighborhood between Pabst Avenue and Layton Avenue that is west of Packard Avenue." The Plan further states, "It is anticipated that the City will create a Community Development Authority and architectural review process to assure redevelopment will occur in accordance with City goals and objectives."

The purpose of the Redevelopment Plan is to remove blighted conditions in the downtown area, promote economic development, enhance community character and increase the quality of life in the city of Cudahy. Redevelopment of downtown Cudahy is intended to achieve the following objectives:

1. Provide cleared and fully improved sites for mixed-use projects that include residential, commercial, and office development.
2. Encourage private reinvestment in residential, commercial, and office projects in the redevelopment area.
3. Eliminate blight.
4. Provide a site for a full-service library.
5. Diversify the local economy through tax base and job creation.
6. Create a well-planned and safe area.
7. Improve traffic and pedestrian circulation using wayfinding signage, parking, and traffic circulation improvements.
8. Provide public recreational opportunities
9. Eliminate economic blight in downtown Cudahy by creating the appropriate mix of businesses.
10. Encourage property owners to improve their real estate to comply with all building and zoning code requirements.

In addition, the redevelopment process is intended to achieve three primary objectives:

1. Establish a commuter rail station within Cudahy's downtown redevelopment area.
2. Create a transit-oriented urban village focused on the Cudahy commuter rail station.
3. Create a unique sense of place in downtown Cudahy.

Redevelopment Objectives*Consistency with Adopted Local Plans*

This Redevelopment Plan is consistent with the duly adopted *City of Cudahy Comprehensive Development Plan*. The Comprehensive Development Plan is available for inspection at the Cudahy City Hall during normal business hours.

The city of Cudahy's adopted *Comprehensive Development Plan* includes the following goals, objectives and policies that relate specifically or generally to downtown revitalization and redevelopment:

- Objective 1: Through the implementation of long-range comprehensive planning and detailed target area plans, work towards achieving the highest and best use of all vacant and under-utilized lands and buildings in the city of Cudahy.
- Objective 2: Develop detailed zoning, land division, official map, and capital improvements ordinances and design standards which will directly implement this Plan.
- Objective 3: Require all physical development and redevelopment decisions and actions in the city of Cudahy to be consistent with this plan.
- Objective 4: Develop detailed target area (neighborhood level) plans for specific areas of the city where physical development or redevelopment is desired.
- Objective 12: Protect the economic viability of existing business districts in the city of Cudahy by carefully zoning undeveloped or redeveloping areas in the city.
- Objective 16: Improve the visual quality and physical design of the city of Cudahy by developing and enforcing new signage, landscaping, property maintenance, site plan review, building design, parking and outdoor storage regulations.
- Objective 18: Protect and enhance historic and cultural resources in the city.
- Objective 19: Encourage the use of innovative land development tools including planned unit developments, cluster zoning and mandatory, professional site plan and plat review.
- Objective 28: Study the idea of establishing light rail or commuter rail service in Cudahy.
- Objective 30: Take full advantage of the economic development possibilities associated with the city's access and proximity to regional rail lines, General Mitchell International Airport, Lake Michigan, and the Interstate highway system.
- Objective 35: Provide additional municipal parking in existing commercial areas where there is currently a lack of parking spaces. Encourage structured parking in the central business district.
- Objective 39: Determine the feasibility of developing a multi-modal mass transit center, mixed use complex along the Lakeshore Rail Line.
- Objective 40: Encourage a variety of housing types including single-family, duplex, multiple family and condominium units in the city.
- Objective 43: Provide safe and convenient pedestrian and bicycle routes between residential areas, schools, shopping areas, parks, medical facilities, employment centers and mass transit facilities.

- Objective 55: Locate new housing units in areas that have convenient access to shopping, schools, churches, parks, and transit facilities.
- Objective 66: Thoughtfully utilize all potential financing tools such as tax increment financing, business improvement district, low interest façade rehabilitation loan programs through local financial institutions, corporate donations, local foundations, CDBG, DOD programs, and ISTEA to revitalize the city's central business district and rehabilitate blighted areas.
- Objective 68: Provide shoppers with adequate services such as safe and convenient parking areas; comfortable, visually attractive and well-lit sidewalks in commercial areas; safe crossings across major streets; and logical, convenient transit routes that connect residential areas with shopping districts and job centers.
- Objective 69: Diversify the mixture of commercial uses along Packard Avenue to better meet unmet market niches.
- Objective 74: Develop strategies for cleaning up contaminated sites within the city of Cudahy.
- Objective 85: This Plan should be consulted by the planning and zoning commission, common council, zoning board of appeals, economic development committee, other units of government and agencies, and the private sector before any decisions related to community development or redevelopment are made.

Pages 54 – 61 of the Plan include detailed recommendations regarding development and redevelopment in the central business district in the city of Cudahy.

Page 90 12) Aesthetic improvements (lighting, landscaping, high quality signage, etc.) should be an essential component of all major transportation system improvements in the city of Cudahy wherever possible. Special emphasis should be placed on improving the aesthetic quality of heavily traveled thoroughfares such as Layton Avenue, Packard Avenue, Whitnall Avenue, Pennsylvania Avenue and College Avenue. These enhancements are needed to help improve the community's image. Zoning ordinance revisions will be needed to implement this recommendation.

Statutory Authority

The *City of Cudahy Downtown Redevelopment District Number One Project Plan*, prepared by the Community Development Authority (CDA) under the auspices of Chapter 66.431 (6) and Chapter 66.4325 (4) Wisconsin Statutes, is a component of the City's ongoing community planning and redevelopment efforts. The conceptual foundations for these efforts are outlined in the City's adopted *Comprehensive Development Plan, April, 1994*. The *Comprehensive Development Plan* was adopted by the City Planning and Zoning Commission and the Common Council in July of 1994 under the auspices of Chapter 62.23 (3) Wisconsin Statutes. The *Downtown Redevelopment District Number One Project Plan* is designed to be consistent with and conform with the City's adopted *Comprehensive Development Plan* per the requirements of Chapter 66.431 (6) (b) 2 Wisconsin Statutes.

In order to implement the project, the City of Cudahy Community Development Authority (CDA) will direct and implement this Redevelopment Plan. In addition, the CDA will assist the City with recommendations for the preparation of relocation plans, coordination of appraisals for public acquisition, and close coordination with the City Plan Commission on issues of land use and infrastructure. Negotiations with landowners and potential developers will be led by the Mayor with assistance from the city planning staff. All final decisions to acquire property and expend funds will be approved by the Common Council unless otherwise authorized by the Council.




Downtown Redevelopment District Number One Boundary

The City of Cudahy's Downtown Redevelopment District Number One is bounded on the north by the north right of way of Layton Avenue, on the east by the buildings fronting on the east side of Packard Avenue, on the south by Holmes Avenue, and on the west by the Nicholson Avenue. The district comprises approximately 102 acres of developed land, public rights-of-way, parking lots and vacant lands.

It is further described as follows:

Beginning at the Northeast corner of Parcel No. 589-0618, thence south along the East lot line of said Parcel, and said line extended to the Southeast corner of Parcel No. 589-0125, thence continuing along said line further extended to a point of intersection with the North lot line of Parcel No. 632-0280 and the Southern right-of-way of East Barnard Avenue; thence east to the Northeast corner of said Parcel; thence south 120'±; thence west 75'±; thence south 134.0'±; thence west along the South lot line of said Parcel to a point on said lot line and the Northern right-of-way of East Munkwitz Avenue and the intersection of the East lot line of Parcel No. 632-0303 extended; thence south along said lot line extended to the Southeast corner of Parcel No. 632-0612; thence west along the Southern lot line of said Parcel and said line extended to the Southwest corner of Parcel No. 631-0086; thence north approximately 170'±; thence west along the South lot line extended and lot line of Parcel No. 631-9994; thence continuing west to a point on the West right-of-way of the Union Pacific Railroad tracks; thence northerly along said West right-of-way to a point on said right-of-way approximately 575'± to the Northeast corner of Parcel No. 9977-002; thence westerly 910'±; thence southeasterly 37'±; thence easterly 153'±; thence southeasterly 100'±; thence westerly 193'±; thence southerly 43'±; thence westerly 14'±; thence southerly 298'±; thence westerly 177'±; thence continuing westerly 200'± to a point on the eastern property line of Parcel No. 0114-001; thence southerly 277'±; thence westerly 1235'±; to the southwest corner of Parcel No. 0114-002; thence north 1320.34'± to the Northeast corner of the intersection of the rights-of-way of South Nicholson Avenue and East Layton Avenue; thence east along the Northern right-of-way of East Layton Avenue to a point on said right-of-way at the intersection with the Western right-of-way of the Union Pacific Railroad; thence northwest along said Western right-of-way approximately 150'± to the intersection of said right-of-way and the North right-of-way of the alley intersecting the block between East Layton and Plankinton extended; thence east along said right-of-way to the Southwest corner of Parcel No. 589-0662; thence north 120'± to the Northeast corner of said Parcel; thence easterly to the Point of Beginning, all in the City of Cudahy, State of Wisconsin.

City of Cudahy Downtown Revitalization Redevelopment Plan #1 Map 1: Boundary Map



Downtown Redevelopment Area
TIF Boundary
Parcel Boundaries



July 1998



Digital Orthophoto:
SEWRPC, 1995

Planning Design &
Redevelopment Assistance by
VANDEWALLE & ASSOCIATES
Madison & Milwaukee, Wisconsin



Projection:
Wisconsin State Plane - South (NAD 27)

Existing Conditions

Existing Land Use and Conditions

The Cudahy Downtown Redevelopment District Number One comprises approximately 101 acres and includes much of the City's historic central business district. Existing land uses in the redevelopment district include retail, office and service uses; taverns and restaurants; financial institutions; multi-story, mixed use buildings with commercial and office uses on the ground floors and residential uses on the upper floors; warehouses; surface parking lots; industrial uses and vacant/brownfield sites. A significant number of buildings within the district are currently vacant. There is an unplanned mixture of commercial, residential, industrial and warehouse uses in the district which makes it very difficult to achieve the highest and best use of the district. Absentee ownership of properties in the district has led to problems with property maintenance.

The downtown redevelopment area includes numerous overhead utility lines, deteriorated parking structures and sidewalks, vacant structures, and vacant or underutilized lands. Most non-residential uses within the district lack landscaping in parking areas, along building foundations and in other areas of the site. There are few pedestrian streetscape amenities (e.g. pedestrian scale lighting, canopy shade trees, benches, bump outs at crosswalks, directional signage) in the downtown area which discourages pedestrian movement.

The system of public alleys that serve the district are in poor condition. Because of the small lot sizes (which were platted before the age of the automobile), lack of parking spaces for individual properties, the area is congested with vehicles (moving and parked).

There is no coherent design or architectural theme in the district. Many fine old buildings have been structurally altered in ways that destroy their architectural character. Other buildings have been left to deteriorate. Poor quality signage proliferates in the district, creating a visually cluttered environment that detracts from the overall aesthetic quality of the downtown area.

Existing Transportation System

The redevelopment district is served by Packard Avenue and Layton Avenue (both arterial streets); local streets that include South Kingan Avenue; East Squire Avenue; East Barnard Avenue, East Pabst Avenue, South Mayer Place and Nicholson Avenue. A network of public alleys provides access to the interior portions of the blocks that comprise the redevelopment district. The Union Pacific Railroad operates the former Lakeshore Line through the middle of the district. Much of the redevelopment district is located within the 65 Ldn noise level contour of General Mitchell Field. This contour line delineates areas subject to "significant noise exposure" from aircraft landing at airport. Residential uses are typically not recommended in areas that are subject to noise levels greater than 65 Ldn, however, sound-proofing measures may make these uses viable. The redevelopment district is served by the Milwaukee County Transit System.

Existing Zoning

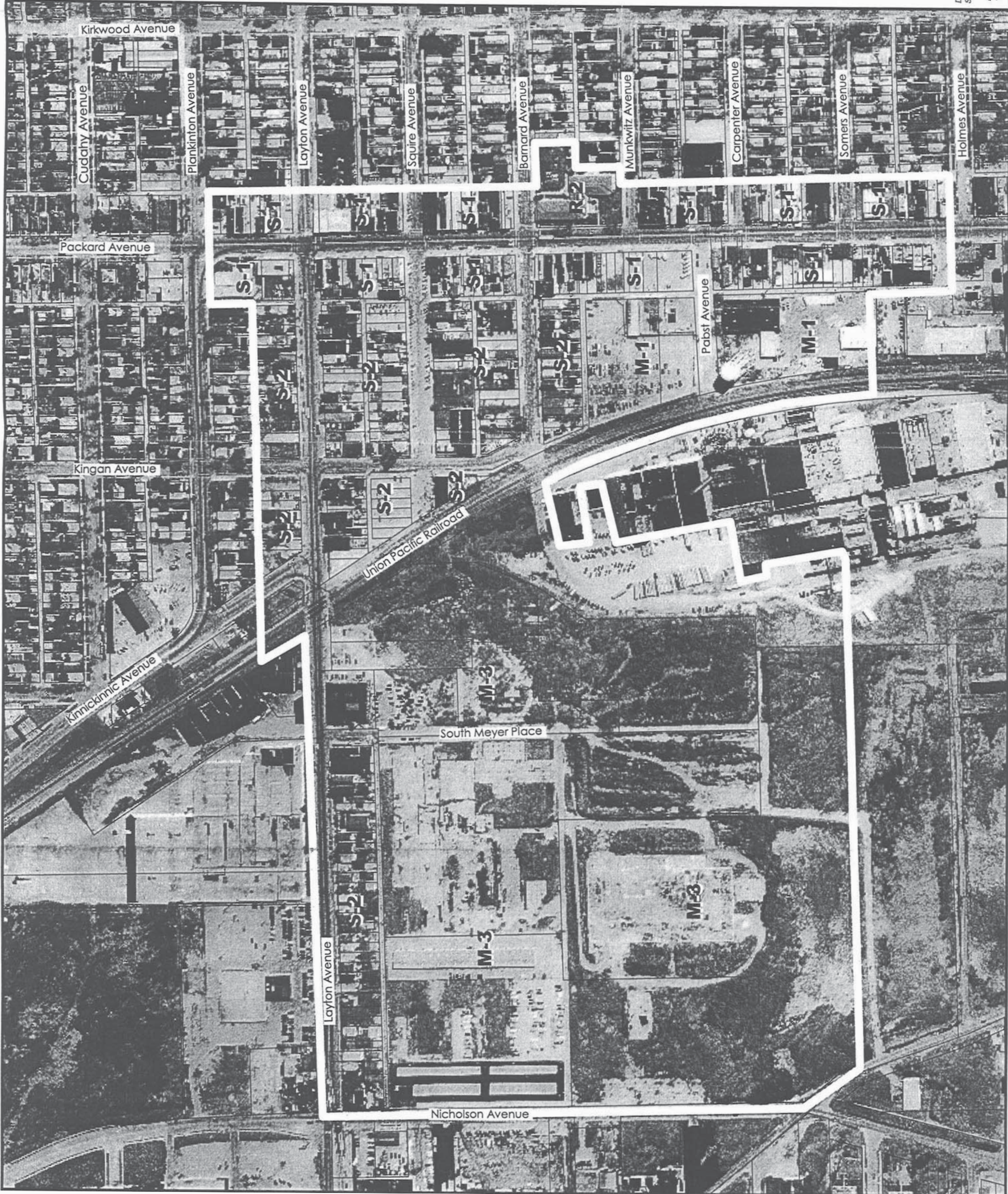
Existing zoning within redevelopment district number one includes S-2 Shopping, S-1 Shopping (High Density), R-2 Residential (Two Family), M-1 Industrial, and M-3 Industrial. The S-2 Shopping District allows a variety of retail and service uses, entertainment and dining establishments, lodging facilities, institutional uses, and residential uses. The S-1 High Density Shopping District allows residential uses, retail and service uses and motor vehicle parking facilities, railroad and bus depots. The R-2 Two Family Residential District allows single family and duplex residential uses, public hospitals, philanthropic institutions, private clubs, multiple family uses and motor vehicle parking facilities. The M-1 Industrial District allows any uses permitted in the S-2 District, wholesale businesses, various manufacturing uses, laboratories, repair service and assembly uses, processing and printing uses. The M-3 Industrial District

allows any land use except residential, educational, religious, charitable or institutional uses; acid manufacture; cement, lime, gypsum or plaster of Paris manufacture; distillation of bones, except in connection with slaughterhouses; explosives manufacture or storage; fertilizer manufacture, except in connection with slaughterhouses, garbage, rubbish, offal or dead animal reduction or dumping, glue manufacture, except in connection with slaughterhouses; petroleum refining, smelting of tin, copper, zinc or iron ores; race tracks and similar uses; storage and warehouses for wrecked or dismantled vehicles, parts, building materials, lumber, millwork, glass, bricks, block or other salvage or junk; topsoil removal, and mining, sand or gravel excavation.

The parking requirement for the S-1 zoning district is 1 ½ square feet of parking space for each one foot of gross floor area, exclusive of the storage basement, and excepting the first 3,000 square feet of such gross floor area. Parking requirements may be waived for any newly created mixed-use structure that includes both residential and local business uses if a municipal parking lot exists within 1,000 feet of such structure. The S-2 zoning district requires 1 ½ square feet of parking space for each one foot of gross floor area of such building, exclusive of a storage basement, and excepting the first 3,000 square feet of such gross floor area. The M-1 zoning district requires 240 square feet of parking for each five persons employed on the premises, together with provisions for ingress and egress from the public street or alley. The M-3 District requires 240 square feet of area for each 5 persons employed on the premises.

City of Cudahy Downtown Revitalization Redevelopment Plan #1 Map 2: Existing Zoning

- R-2** Residential (Two Family)
- S-1** Shopping (High Density)
- S-2** Shopping
- M-1** Industrial
- M-3** Industrial



July 1998



Digital Orthophoto:
SEWRPC, 1995

Projection:
Wisconsin State Plane - South (NAD 27)



Planning Design &
Redevelopment Assistance by:
VANDEWALLE & ASSOCIATES
Madison & Milwaukee, Wisconsin

City of Cudahy, Wisconsin

As of July 20, 1998

Downtown Redevelopment District #1

Table 1

Parcel and Use Listing

| Parcel Key Number | Parcel Address | Owner's Name | Use |
|-------------------|-----------------------|----------------------------|-------------|
| 589-0619 | 4648 Packard | Ervin A Iwinski | Commercial |
| 589-0620 | 4654-56 Packard | Daniel Kozaczok | Commercial |
| 589-0621 | 4658 Packard | Daniel Kozaczok | Commercial |
| 589-0622 | 4664 Packard | Jack & Peter Radloff | Commercial |
| 589-0623 | 4666-68 Packard | Clyde J Parker | Commercial |
| 589-0624 | 4670 Packard | Bank One | Commercial |
| 589-0625 | 4676 Packard | Bank One | Commercial |
| 589-0636 | 4665 Packard | City of Cudahy Libr | Exempt |
| 589-0637 | 4677 Packard | Cudahy Sav & Loan | Commercial |
| 589-0638 | 3564 Layton | Cudahy Sav & Loan | Commercial |
| 589-0639 | 3558 Layton | Sandra Scheidt | Residential |
| 589-0640 | 3552 Layton | Edward Tomasik | Residential |
| 589-0641 | 3546 Layton | Daniel Furdek | Residential |
| 589-0642 | 3540 Layton | Vincent Kazmierski | Commercial |
| 589-0643 | 3534-36 Layton | Giorgio Argondizzo | Commercial |
| 589-0644 | 3530 Layton | Vincent Totka | Residential |
| 589-0645 | 3526 Layton | John York | Residential |
| 589-0646 | 3522-24 Layton | James Lydon | Commercial |
| 589-0647 | 3518 Layton | Dominic Gardetto | Residential |
| 589-0648 | 3514 Layton | Paul O'Leske | Commercial |
| 589-0649 | 3512 Layton | Paul O'Leske | Commercial |
| 589-0650 | 3506-08 Layton | Paul O'Leske | Commercial |
| 589-0651 | 3502 Layton | Paul O'Leske | Commercial |
| 589-0670-00 | 3450 Layton | John Stenglein | Commercial |
| 589-0672 | 3460-62 Layton | Helen Look | Commercial |
| 589-0673 | 3470 Layton | John Georges | Commercial |
| 631-0001 | 4701-07 S. Packard | M&I Bank | Commercial |
| 631-0002 | 4711 S. Packard | Robert J. Jursik | Commercial |
| 631-0003 | 4713-15 S. Packard | Fred H. & Sally A. Blank | Commercial |
| 631-0004-00 | 4721 S. Packard | City Of Cudahy | Exempt |
| 631-0006 | 4727-29A S. Packard | Gordon Gordon | Commercial |
| 631-0007 | 3731-33 S. Packard | Gordon Gordon | Commercial |
| 631-0008 | 3564-66 E. Squire | John Zaffiro Jr | Residential |
| 631-0009-00 | 3556 E. Squire | City of Cudahy | Exempt |
| 631-0012 | 3546-46A-48 E. Squire | Laszlo & Diane Czustler | Residential |
| 631-0013 | 3542-42A E. Squire | Mehmet & Zinije Ademi | Residential |
| 631-0014 | 3538-38A E. Squire | Leroy & Christine Gruntzel | Residential |
| 631-0015 | 3534-34A E. Squire | Frederick & Karen Piszka | Residential |

City of Cudahy, Wisconsin*As of July 20, 1998***Downtown Redevelopment District #1****Table 1****Parcel and Use Listing**

| Parcel Key Number | Parcel Address | Owner's Name | Use |
|-------------------|----------------------|---------------------------------|---------------|
| 631-0016 | 3530 E. Squire | John M. Spaay | Residential |
| 631-0017 | 3518-18A E. Squire | M. Petzko | Residential |
| 631-0018 | 3516-18A E. Squire | Oscar M. Cervera | Residential |
| 631-0019 | 3510 E. Squire | Michael T. Mulqueen Rev Trust | Commercial |
| 631-0020 | 4718-22-30 S. Kingan | Earl J. Mulqueen | Commercial |
| 631-0021 | 3503 E Layton | Earls Automotive Service, Inc. | Residential |
| 631-0023-00 | 3517-19 E Layton | Gordon Gordon | Residential |
| 631-0024 | 3519 E. Layton | Mel Schwulst | Residential |
| 631-0025 | 3523 E Layton | Arthur Kerlin Post 16 | Exempt |
| 631-0026 | 3527-27a E. Layton | Duane I. Petrie | Residential |
| 631-0027 | 3533 E. Layton | City of Cudahy | Exempt |
| 631-0028 | 3539-39A E Layton | Joseph F. Groller Jr | Residential |
| 631-0029 | 3545 E. Layton | Kenneth & Jeffrey Sidello | Commercial |
| 631-0030 | 3553 E. Layton | Timothy P. Reilly | Commercial |
| 631-0031 | 3555 E Layton | Damian Dominski | Commercial |
| 631-0032 | 3479 E. Layton | Carl C. Frischmann | Commercial |
| 631-0033 | 3475 E. Layton | Salvatore Purpora | Commercial |
| 631-0035-0 | 3465 E. Layton | Anthony J & Audrey Piparo | Commercial |
| 631-0036 | 3463 E. Layton | Robert A. Simerson | Commercial |
| 631-0037 | 3459 E. Layton | Joseph G. Halser III | Commercial |
| 631-0038 | 3455-57 E. Layton | Joseph G. Halser III | Commercial |
| 631-0039 | 3449 E. Layton | Joseph G., Halser III | Commercial |
| 631-0040 | 3462 E. Squire | City of Cudahy | Exempt |
| 631-0041 | 4747 S. Kingan | Ronald Kujawa | Residential |
| 631-0042 | 4745-49 S. Packard | Gordon Gordon | Commercial |
| 631-0043 | 4751-53 S. Packard | Demetriou Sidirokastritis | Commercial |
| 631-0044 | 4755 S. Packard | Glen F. Proeber Jr | Commercial |
| 631-0045 | 4757-59 S. Packard | Edwin V. Ratkowski | Commercial |
| 631-0046-00 | 4763 S Packard | M & I Bank | Commercial |
| 631-0047-00 | 4767-71 S Packard | Frances & George Wagner | Commercial |
| 631-0048 | 4775-77 S. Packard | William T. Devine | Commercial |
| 631-0049 | 3558 E. Barnard | Michael J. & Gertrude R. Pinter | Commercial |
| 631-0050 | 3552-56 E. Barnard | Don Lomax | Manufacturing |
| 631-0051 | 3548 E. Barnard | Don Lomax | Manufacturing |
| 631-0052 | 3540 E. Barnard | Giuseppe Alioto | Commercial |
| 631-0053 | 3534 E. Barnard | Terrance Tracy | Residential |
| 631-0054 | 3530 E. Barnard | Brian L. Goldshlack | Residential |
| 631-0055 | 3510 E Barnard | Gary Lee Weidner | Residential |

City of Cudahy, Wisconsin*As of July 20, 1998***Downtown Redevelopment District #1****Table 1****Parcel and Use Listing**

| Parcel Key Number | Parcel Address | Owner's Name | Use |
|-------------------|-----------------------|--------------------------------|---------------|
| 631-0056 | 3506 E. Barnard | Patrick Cudahy Inc | Manufacturing |
| 631-0057 | 4758 S. Kingan | CG Hutchins | Commercial |
| 631-0058 | 3527 E. Squire | Russell Kittleson | Commercial |
| 631-0059 | 3537 E. Squire | Radosava Krecak | Residential |
| 631-0060 | 3545 E. Squire | Erdman T. Brandt | Commercial |
| 631-0061 | 3547 E. Squire | Erdman T. Brandt | Commercial |
| 631-0062 | 3553 E. Squire | Walter J. Paquin | Commercial |
| 631-0063 | 3555-3557 E. Squire | Thomas A & Bonnie L. Cantillon | Residential |
| 631-0064 | 3561 E. Squire | Kevin Tschohl | Commercial |
| 631-0065 | 4801 S. Packard | People's Credit Union | Commercial |
| 631-0066 | 3565-69 E. Barnard | Bernhard A. & Nancy E. Schreib | Commercial |
| 631-0067 | 4809 S. Packard | Glenn J. Botsford | Commercial |
| 631-0068 | 4813 S. Packard | James L. Bykowski | Commercial |
| 631-0069 | 4817 S. Packard | C Curatola | Commercial |
| 631-0070 | 3559 E. Barnard | Paul Burkhardt | Commercial |
| 631-0071 | 3555 E. Barnard | Michael Polacek | Residential |
| 631-0072 | 3551 E. Barnard | John G. Olson | Residential |
| 631-0073 | 3547 E. Barnard | Donald Martell | Residential |
| 631-0074 | 3543 E. Barnard | Steve P. & Deborah L. Piteros | Residential |
| 631-0075 | 3535-3535A E. Barnard | Ruth A. Sabel | Residential |
| 631-0076 | 3531-31A E. Barnard | Rose Vargas | Residential |
| 631-0077 | 3527A-27B E. Barnard | Craig M. Stuckemeyer | Residential |
| 631-0078 | 3523 E. Barnard | Craig M. Stuckemeyer | Commercial |
| 631-0079 | 3519 E. Barnard | Abdellmajid & Sandra Jaaffar | Commercial |
| 631-0080 | 3515 E. Barnard | Patrick Cudahy Inc | Manufacturing |
| 631-0081 | 4883 Packard | Geraldine Zeniecki | Commercial |
| 631-0082 | 4901-07 Packard | Gord Ann Inc | Residential |
| 631-0083 | 4925 Packard | Robert Quamme | Commercial |
| 631-0084 | 4949 Packard | Gregory Siech | Residential |
| 631-0085 | 4953 Packard | L&J Enterprises | Commercial |
| 631-0086 | 4969 Packard | Peter Sahagian | Residential |
| 631-0089 | 3361 Layton | Grace D'Amato | Commercial |
| 631-0090 | 3353 Layton | William Wyss | Residential |
| 631-0091 | 3349 Layton | Thomas Giencke | Commercial |
| 631-0092 | 3343-45 Layton | Jeffrey Ruditys | Residential |
| 631-0093 | 3341 Layton | Kenneth Shaw | Residential |
| 631-0093 | 3341 Layton | Kenneth Shaw | Residential |
| 631-0094 | 3337 Layton | Fred Tew | Residential |

City of Cudahy, Wisconsin*As of July 20, 1998***Downtown Redevelopment District #1****Table 1****Parcel and Use Listing**

| Parcel Key Number | Parcel Address | Owner's Name | Use |
|-------------------|-----------------------|------------------------|---------------|
| 631-0095 | 3327-33 Layton | William Wyss | Residential |
| 631-0096 | 3325 Layton | William Wyss | Residential |
| 631-0097 | 3321 Layton | Mehmet Ademi | Residential |
| 631-0098 | 3317 Layton | Alonzo Knowles Jr | Residential |
| 631-0099 | 3313 Layton | Robert Rainek | Residential |
| 631-0100 | 3309 Layton | Lottie Matusik | Residential |
| 631-0101 | 3305 Layton | John Michalski | Residential |
| 631-0102 | 3285 Layton | Stefan Rudnicki | Residential |
| 631-0103 | 3279 Layton | Steven Tippie | Residential |
| 631-0104 | 3273 Layton | Allen Peterson | Residential |
| 631-0105 | 3269 Layton | John Hanson et al | Residential |
| 631-0106 | 3265 Layton | Marcia Rogers | Residential |
| 631-0107 | 3263 Layton | James DeLuca | Residential |
| 631-0108 | 3259 Layton | Craig Brudnicki | Residential |
| 631-0109 | 3255 Layton | Daniel Furdek | Residential |
| 631-0110 | 3249-51 Layton | Adam Brostowicz | Residential |
| 631-0111 | 3243 Layton | William Jacobs | Residential |
| 631-0112-00 | 3231 Layton | Joseph Scaffidi | Residential |
| 631-0114-00 | 4751 Meyer Pl | Figgie Properties Inc | Commercial |
| 631-0114 | 4850 Nicholson | Figgie Properties Inc | Commercial |
| 631-0114 | 4740 Nicholson | Figgie Properties Inc | Commercial |
| 631-0114 | 4765 Meyer Pl | Figgie Properties Inc | Commercial |
| 631-0115 | 4819 S. Packard | Magtanagol R. Dequina | Commercial |
| 631-0116 | 4821 S. Packard | John R. Weise | Commercial |
| 631-0117 | 4831 S. Packard | John R. Weise | Commercial |
| 631-0118 | 4843 S. Packard | U-Haul Real Estate Co | Commercial |
| 631-0119 | 3515 E. Barnard | Patrick Cudahy Inc | Manufacturing |
| 631-0120 | 3550 E Pabst | U-Haul Real Estate Co | Commercial |
| 631-9976 | 5000 S Whitnall | Union Pacific Railroad | Commercial |
| 631-9977-00 | 3500 E Barnard (Rear) | Patrick Cudahy Inc | Commercial |
| 631-9978 | 4958 Whitnall | City of Cudahy | Exempt |
| 631-9981-00 | 3203 Layton | Lawrence Moris | Residential |
| 631-9983 | 3219 Layton | Mary Scianni | Residential |
| 631-9984 | 3221 Layton | David Washkuhn | Residential |
| 631-9985 | 3383 Layton | Lubbert Investment | Commercial |
| 631-9986-00 | 4760 Meyer Pl | Lubbert Investment | Commercial |
| 631-9986-00 | 4730 Meyer Pl | Lubbert Investment | Commercial |

City of Cudahy, Wisconsin*As of July 20, 1998***Downtown Redevelopment District #1****Table 1****Parcel and Use Listing**

| Parcel Key Number | Parcel Address | Owner's Name | Use |
|-------------------|-----------------|-----------------------|-------------|
| 631-9986-00 | 3401 Layton | Lubbert Investment | Commercial |
| 631-9986-01 | 3405 Layton | Towne Mfg Corp | Commercial |
| 631-9994 | 3555 Pabst | City of Cudahy | Exempt |
| 631-9995 | 4875 Packard | Robert Griesse | Residential |
| 631-9996 | 4871 Packard | Rita Hecker | Commercial |
| 631-9997 | 4849 S. Packard | U-Haul Real Estate Co | Commercial |
| 632-0089-00 | 4702 Packard | Bank One | Commercial |
| 632-0091-00 | 4714 Packard | Mary Salvatore | Commercial |
| 632-0092 | 4716 Packard | Charles Wasicka | Commercial |
| 632-0093 | 4720 Packard | Jack Vaccaro | Residential |
| 632-0094 | 4724-26 Packard | Frank Wasicka | Commercial |
| 632-0095 | 4728-30 Packard | Gary Lee Gordon | Commercial |
| 632-0120-00 | 4746-50 Packard | John Dretzka | Commercial |
| 632-0121-00 | 4752-58 Packard | Jay Gordon | Commercial |
| 632-0122 | 4762-64 Packard | Kenneth Korosec | Residential |
| 632-0123 | 4766-68 Packard | Nicholas Demos | Commercial |
| 632-0124 | 4770-72 Packard | James Dietrich | Commercial |
| 632-0125 | 4774-76 Packard | Arlyn Kolbe | Residential |
| 632-0280 | 4816 Packard | Washington Sqare | Residential |
| 632-0303 | 4844-46 Packard | Sum Mor Investment | Commercial |
| 632-0304 | 4850 Packard | Sum Mor Investment | Commercial |
| 632-0305 | 4854 Packard | Donald Edwards | Commercial |
| 632-0529 | 4858 Packard | Ruth Lancot trust | Commercial |
| 632-0530 | 4866-74 Packard | Gord Ann Inc | Commercial |
| 632-0548 | 4902 Packard | Mile Momcilivic | Commercial |
| 632-0549 | 4906 Packard | August Morchinek | Commercial |
| 632-0550 | 4910-12 Packard | G L Gordon | Commercial |
| 632-0551 | 4916-18 Packard | Reginald Zeniecki | Commercial |
| 632-0552 | 4932 Packard | SE Affordable Housing | Residential |
| 632-0607-00 | 4944-56 Packard | Emro Marketing | Commercial |
| 632-0608 | 4960 Packard | Jos Weber | Residential |
| 632-0609 | 4964 Packard | Wm Harrison | Commercial |
| 632-0610 | 4968-70 Packard | Wm Harrison | Residential |
| 632-0611 | 4972 Packard | Mary Cameron | Commercial |
| 632-0612 | 4978 Packard | Dawn Doughty | Commercial |

Notes:




Redevelopment District Parcels

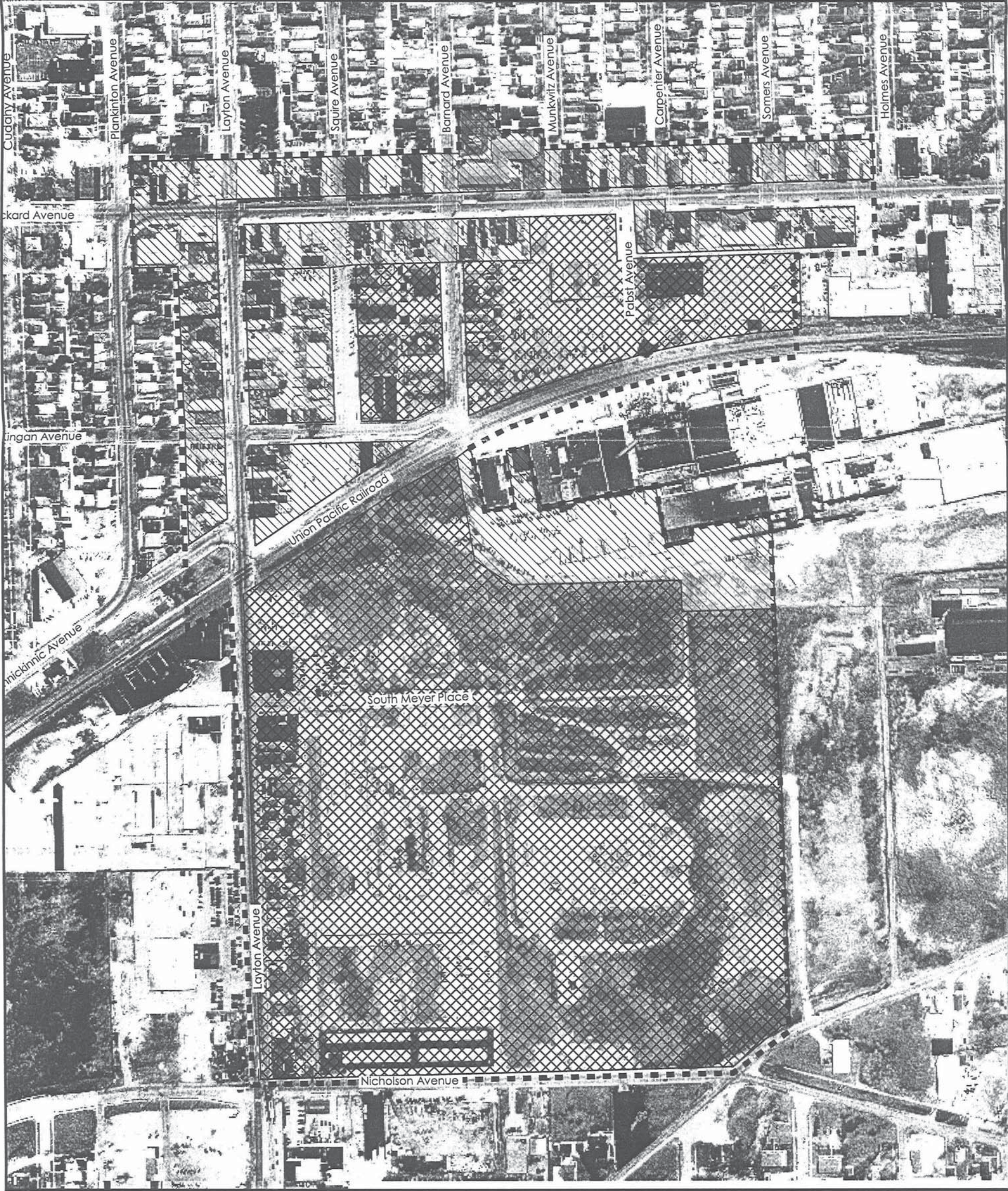
The map below identifies the redevelopment district parcels that have potential for public and/or private sector redevelopment projects. Public sector projects could include assisting in property assemblage, relocation of current owners and/or tenants, demolition of existing structures, and site preparation. Additional public sector projects could include assistance through redevelopment funding. Redevelopment funding could consist of interest write-down, establishment of a redevelopment revolving loan fund and similar redevelopment funding activities.

Private sector activities could include assemblage of property, demolition, site preparation, and construction of new development. Additional private sector activities could include rehabilitation of existing buildings.

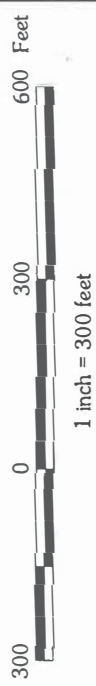
It is possible that public/private sector cooperative activities will take place in order to comprehensively implement this redevelopment plan.

City of Cudahy
Downtown Revitalization
Redevelopment Plan #1
Map 3: Redevelopment Areas

-  Downtown Redevelopment Area
- Redevelopment Areas
-  Areas for Public-Private Redevelopment
-  Areas for Private Sector Redevelopment



July 1998



Proposed Land Uses in Redevelopment District Number One

The city of Cudahy's adopted *Comprehensive Development Plan* recommends that the central business district, which includes the lands located within Redevelopment District Number One, "should be a compact, mixed use area that is oriented to the pedestrian, but nevertheless accommodates the automobile. A mixture of high density residential uses (12 or more dwelling units per acre), retail, office, eating-drinking, lodging, entertainment, institutional, public gathering and transit-oriented uses should form the core of the CBD." The comprehensive development plan recommends a minimum floor area ratio of .5. Higher floor area ratios are encouraged.

Mixed-use buildings with ground floor retail uses and upper floor office and residential uses are recommended in the central business district. High quality, multi story residential row houses are also recommended, as are a day care center, a multi-modal transit station, and a public plaza.

Extensive streetscape improvements are recommended for Cudahy's central business district. These proposed improvements include the installation of pedestrian scale theme street lights, canopy and decorative street trees, public art work, benches, kiosks, waste receptacles, wayfinding signage, decorative banners, improved pedestrian facilities including sidewalks and crosswalks that include decorative pavements materials. The Plan also recommends joint use and structured parking facilities in Cudahy's redevelopment district.

City of Cudahy

Downtown Revitalization

Redevelopment Plan #1

Map 4: Proposed Land Uses

1. Infill
 - Commercial
 - Office
 - Retail Enhancement & Streetscape Improvements
2. Urban Infill / Rehabilitation
 - Residential
 - Retail
 - Office
3. Urban Infill
 - Commercial
4. Urban Infill
 - Retail
 - Office
 - Residential
5. Urban Infill / Rehabilitation
 - Residential
 - Retail
 - Office
6. Urban Plaza
7. Urban Infill / Rehabilitation
 - Residential
 - Retail
 - Office
 - Institutional
 - Integrated Transit-Orientated Redevelopment
8. Brownfield Redevelopment
 - Commercial
 - Light Industrial
 - Residential



August 1998



Digital Orthophoto:
SEWRPC, 1995

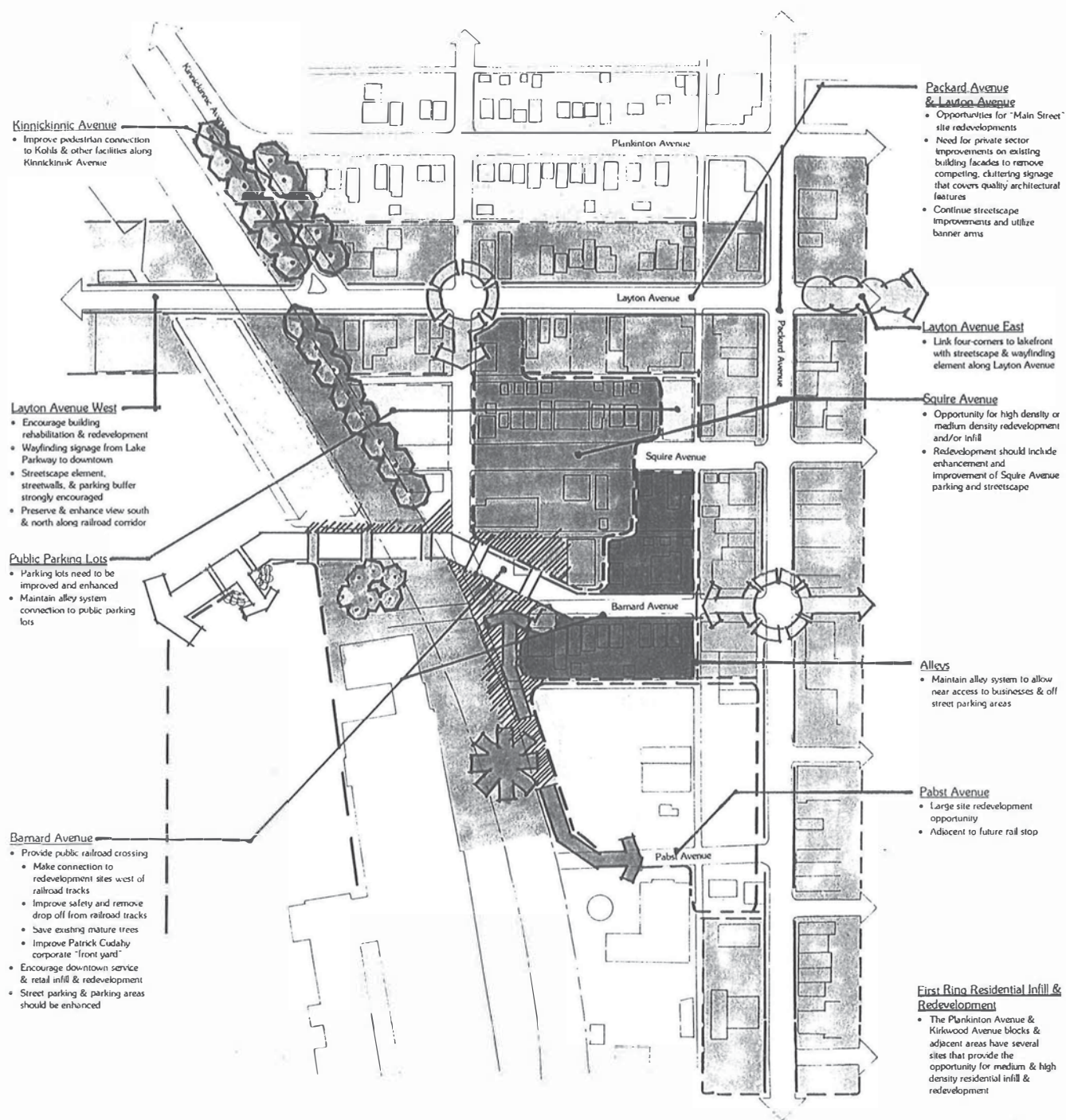


Planning Design &
Redevelopment Assistance by:

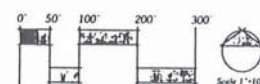
VANDEWALLE & ASSOCIATES
Madison & Milwaukee, Wisconsin

Projection:
Wisconsin State Plane - South (NAD 27)

Downtown Opportunities



City of Cudahy Downtown Revitalization



Proposed Zoning and Land Subdivision Controls

Properties within the redevelopment district will be developed in accord with applicable municipal zoning, subdivision and other land use regulations. The city of Cudahy is currently preparing a new zoning ordinance. The new ordinance will include a downtown design overlay district that will be used to control the quality of development and redevelopment in Redevelopment District Number one and the remainder of downtown Cudahy.

Present and Potential Equalized Value within the Redevelopment District

The January 1, 1997 equalization rate for all types of property in the city of Cudahy is 94.32. The residential rate is 95.37. The commercial rate is 91.13. The industrial rate is 100%. The personal rate is 93.00.

As of January 1, 1997, the estimated total assessed value of all properties located within the Downtown Redevelopment District Number One was \$23,105,800. Based on the current equalization ratios, the current equalized value of the Redevelopment District is estimated to be \$24,958,200.

Potential Equalized Value

Based on the proposed land uses in the Redevelopment District, the potential equalized value of the redevelopment area after project implementation is complete could be a potential \$50,000,000. This represents an increase in tax base of a potential of \$25,050,000 of new equalized value.

Proposed Changes in Zoning, Building Codes, Ordinances and Maps

Redevelopment within redevelopment district one will be implemented using the city's planned unit development and downtown design overlay zoning districts. Rezoning will be requested on a parcel by parcel basis, or project by project basis as part of developer agreements. As of December of 1997, the City of Cudahy was in the process of completely redrafting its zoning ordinance, as recommended in the adopted *Comprehensive Development Plan*.

This redevelopment plan anticipates no requested changes to City of Cudahy building codes.

This redevelopment plan anticipates changes in the City's zoning map per the recommendations of the City's *Comprehensive Development Plan*.

Proposed Site Improvements and Utilities

The redevelopment plan includes the recommendations from the *Comprehensive Development Plan* with regard to public improvements for business stimulation and support, public circulation and safety, wayfinding and streetscape, landscaping and private redevelopment. Improvement of the aesthetic quality of the district is also a high priority. The plan anticipates significant financial commitment in project spending for public furniture, landscaping, lighting enhancements, signage and wayfinding, and property assemblage for economic development opportunities. Infrastructure improvements such as streets, sewer, water, and stormwater facilities may also be needed to stimulate redevelopment within the district.

Project Financing

Financing can be accomplished in different ways. One potential method of financing includes the CDA bonding as provided in Sec. 66.431(5), Wis. Stats. Principal and interest can be paid through (1) revenues generated from the sale or lease of the property; (2) payments made to the CDA from tax increment revenues from the City received from increased taxes on new development within TID #1 or (3) receipt of revenues from the TIF District Redevelopment Fund expenditure. However, the city may choose to bond separately for improvements through their normal borrowing channels.

Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations and deed restrictions.

Redevelopment Plan Amendments

This Plan may be amended at any time in accordance with the provisions of Section 66.431(11), Wis. Stats. If the Plan is modified, a public hearing will be conducted by the Community Development Authority. All modifications to the plan must be recommended by the CDA, reviewed by the plan commission, and approved by the city council by a two-thirds majority.

Relocation of Displaced Persons and Businesses

Persons and businesses displaced by project activities will be relocated in accordance with applicable federal and state laws and regulations. Relocation plans for the project will be filed with the Department of Commerce, Relocation Unit, Division of Community Development. These plans will be the basis for all relocation payments made as part of this project.

Land Disposition

Land acquired as a result of this plan is anticipated to be purchased either by the city or the CDA. All negotiations will follow the legal requirements imposed on the city and CDA for land acquisition.

Blighted Area Finding

Urban redevelopment is done to effect removal of blight and to promote economic development, enhance community character and increase quality of life. VANDEWALLE & ASSOCIATES, a Madison, Wisconsin-based city planning and economic development consulting firm, evaluated the property proposed for inclusion in the City of Cudahy Redevelopment District Number One and determined that the properties contained in the redevelopment area meet the statutory requirement of a redevelopment district.

This Redevelopment Plan finds that not less than a preponderance or substantial number of the properties within the proposed City of Cudahy Redevelopment District Number One are blighted and in need of rehabilitation or other statutory factors meeting the definition of blight within the meaning of the criteria set forth in Section 66.431 (2) (b), Wis. Stats. in that they demonstrate deteriorating architecture, faulty lot layout, unsafe buildings or circulation areas, economically obsolete use, that do not comply with adopted city planning documents, or that have poor or unsafe access and circulation for vehicles and pedestrians or other statutory factors meeting the definition of blight.

The criterion for defining conditions of blight in this analysis is the statutory definition of “blighted area” appearing in 66.431 Wis. Stats., which reads as follows:

66.431 (2m) (b), Wis. Stats.:

A blighted area means an area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals, or welfare, or an area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, or an area which is predominantly open and which because of obsolete

planning, diversity of ownership, deterioration of structures or site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

66.431 (2m) (bm), Wis. Stats.:

A blighted property means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Parcel by Parcel Analysis and Assessment

The following pages include a parcel by parcel analysis and assessment of the general condition of existing properties, structures and improvements within Redevelopment District Number One. A detailed physical analysis will be expanded as a part of discussing redevelopment opportunities with property and business owners. Implementation of the Redevelopment Plan with activities such as appraisals and environmental examinations may identify additional information that will substantiate the blight findings found in this analysis. The blight finding made in this report is primarily based on the broader conditions of the overall district. These conditions include obsolescence in land use patterns, lot layouts and ownership that are substantially impairing the sound growth and expansion of the downtown area of Cudahy. Some or all of these areas of blight, as defined above, may be present in the redevelopment area.

City of Cudahy, Wisconsin

As of July 20, 1998

Downtown Redevelopment District #1

Table 2

Parcel and Valuation Listing

| Parcel Key Number | Parcel Address | Owner's Name | Land | Improvements | Total | Equalized Value |
|-------------------|-----------------------|--------------------------|----------|--------------|-----------|-----------------|
| 589-0619 | 4648 Packard | Ervin A Iwinski | \$21,400 | \$2,900 | \$24,300 | \$26,665 |
| 589-0620 | 4654-56 Packard | Daniel Kozaczok | \$14,400 | \$55,000 | \$69,400 | \$76,155 |
| 589-0621 | 4658 Packard | Daniel Kozaczok | \$14,400 | \$63,400 | \$77,800 | \$85,373 |
| 589-0622 | 4664 Packard | Jack & Peter Radloff | \$14,400 | \$52,300 | \$66,700 | \$73,192 |
| 589-0623 | 4666-68 Packard | Clyde J Parker | \$14,400 | \$72,400 | \$86,800 | \$95,249 |
| 589-0624 | 4670 Packard | Bank One | \$21,600 | \$0 | \$21,600 | \$23,702 |
| 589-0625 | 4676 Packard | Bank One | \$26,600 | \$0 | \$26,600 | \$29,189 |
| 589-0636 | 4665 Packard | City of Cudahy Libr | | | | N/A |
| 589-0637 | 4677 Packard | Cudahy Sav & Loan | \$55,100 | \$479,500 | \$534,600 | \$586,634 |
| 589-0638 | 3564 Layton | Cudahy Sav & Loan | \$10,300 | \$0 | \$10,300 | \$11,303 |
| 589-0639 | 3558 Layton | Sandra Scheidt | \$14,700 | \$62,200 | \$76,900 | \$80,633 |
| 589-0640 | 3552 Layton | Edward Tomasik | \$23,100 | \$61,300 | \$84,400 | \$88,497 |
| 589-0641 | 3546 Layton | Daniel Furdek | \$16,800 | \$91,800 | \$108,600 | \$113,872 |
| 589-0642 | 3540 Layton | Vincent Kazmierski | \$16,800 | \$43,300 | \$60,100 | \$65,950 |
| 589-0643 | 3534-36 Layton | Giorgio Argondizzo | \$16,800 | \$58,200 | \$75,000 | \$82,300 |
| 589-0644 | 3530 Layton | Vincent Totka | \$10,900 | \$50,300 | \$61,200 | \$64,171 |
| 589-0645 | 3526 Layton | John York | \$10,900 | \$64,600 | \$75,500 | \$79,165 |
| 589-0646 | 3522-24 Layton | James Lydon | \$12,600 | \$51,700 | \$64,300 | \$70,559 |
| 589-0647 | 3518 Layton | Dominic Gardetto | \$12,600 | \$39,100 | \$51,700 | \$54,210 |
| 589-0648 | 3514 Layton | Paul O'Leske | \$12,600 | \$0 | \$12,600 | \$13,826 |
| 589-0649 | 3512 Layton | Paul O'Leske | \$12,600 | \$0 | \$12,600 | \$13,826 |
| 589-0650 | 3506-08 Layton | Paul O'Leske | \$12,600 | \$0 | \$12,600 | \$13,826 |
| 589-0651 | 3502 Layton | Paul O'Leske | \$18,900 | \$0 | \$18,900 | \$20,740 |
| 589-0670-001 | 3450 Layton | John Stenglein | \$27,300 | \$83,300 | \$110,600 | \$121,365 |
| 589-0672 | 3460-62 Layton | Helen Look | \$25,200 | \$93,800 | \$119,000 | \$130,583 |
| 589-0673 | 3470 Layton | John Georges | \$34,900 | \$62,500 | \$97,400 | \$106,880 |
| 631-0001 | 4701-07 S. Packard | M&I Bank | \$48,200 | \$219,200 | \$267,400 | \$293,427 |
| 631-0002 | 4711 S. Packard | Robert J. Jursik | \$14,400 | \$90,500 | \$104,900 | \$115,110 |
| 631-0003 | 4713-15 S. Packard | Fred H. & Sally A. Blank | \$14,400 | \$60,400 | \$74,800 | \$82,081 |
| 631-0004-001 | 4721 S. Packard | City Of Cudahy | | | \$0 | N/A |
| 631-0006 | 4727-29A S. Packard | Gordon Gordon | \$11,500 | \$56,400 | \$67,900 | \$74,509 |
| 631-0007 | 3731-33 S. Packard | Gordon Gordon | \$13,000 | \$67,600 | \$80,600 | \$88,445 |
| 631-0008 | 3564-66 E. Squire | John Zaffiro Jr | \$8,000 | \$112,200 | \$120,200 | \$126,035 |
| 631-0009-001 | 3556 E. Squire | City of Cudahy | EX | \$0 | \$0 | N/A |
| 631-0012 | 3546-46A-48 E. Squire | Laszlo & Diane Czustler | \$10,900 | \$81,900 | \$92,800 | \$97,305 |

City of Cudahy, Wisconsin

As of July 20, 1998

Downtown Redevelopment District #1

Table 2

Parcel and Valuation Listing

| Parcel Key Number | Parcel Address | Owner's Name | Land | Improvements | Total | Equalized Value |
|-------------------|----------------------|-----------------------------|----------|--------------|-----------|-----------------|
| 631-0013 | 3542-42A E. Squire | Mehmet & Zinije Ademi | \$10,900 | \$61,100 | \$72,000 | \$75,495 |
| 631-0014 | 3538-38A E. Squire | Leroy & Christine Gruntzel | \$10,900 | \$65,800 | \$76,700 | \$80,424 |
| 631-0015 | 3534-34A E. Squire | Frederick & Karen Piszka | \$14,500 | \$62,800 | \$77,300 | \$81,053 |
| 631-0016 | 3530 E. Squire | John M. Spaay | \$25,600 | \$236,900 | \$262,500 | \$275,244 |
| 631-0017 | 3518-18A E. Squire | M. Petzko | \$10,900 | \$79,400 | \$90,300 | \$94,684 |
| 631-0018 | 3516-18A E. Squire | Oscar M. Cervera | \$10,900 | \$64,700 | \$75,600 | \$79,270 |
| 631-0019 | 3510 E. Squire | Michael T. Mulqueen Rev | \$10,000 | \$29,300 | \$39,300 | \$43,125 |
| 631-0020 | 4718-22-30 S. Kingan | Earl J. Mulqueen | \$24,500 | \$60,700 | \$85,200 | \$93,493 |
| 631-0021 | 3503 E Layton | Earls Automotive Service, I | \$30,800 | \$76,900 | \$107,700 | \$112,929 |
| 631-0023-001 | 3517-19 E Layton | Gordon Gordon | \$25,200 | \$87,700 | \$112,900 | \$112,900 |
| 631-0024 | 3519 E. Layton | Mel Schwulst | \$12,600 | \$65,400 | \$78,000 | \$81,787 |
| 631-0025 | 3523 E Layton | Arthur Kerlin Post 16 | | | | N/A |
| 631-0026 | 3527-27a E. Layton | Duane I. Petrie | \$10,900 | \$59,200 | \$70,100 | \$73,503 |
| 631-0027 | 3533 E. Layton | City of Cudahy | | | | N/A |
| 631-0028 | 3539-39A E Layton | Joseph F. Groller Jr | \$16,300 | \$34,100 | \$50,400 | \$52,847 |
| 631-0029 | 3545 E. Layton | Kenneth & Jeffrey Sidello | \$18,900 | \$41,700 | \$60,600 | \$66,498 |
| 631-0030 | 3553 E. Layton | Timothy P. Reilly | \$18,900 | \$43,700 | \$62,600 | \$68,693 |
| 631-0031 | 3555 E Layton | Damian Dominski | \$25,200 | \$72,700 | \$97,900 | \$107,429 |
| 631-0032 | 3479 E. Layton | Carl C. Frischmann | \$12,600 | \$70,900 | \$83,500 | \$91,627 |
| 631-0033 | 3475 E. Layton | Salvatore Purpora | \$12,600 | \$51,300 | \$63,900 | \$70,120 |
| 631-0035-.01 | 3465 E. Layton | Anthony J & Audrey Pipar | \$25,200 | \$141,300 | \$166,500 | \$166,500 |
| 631-0036 | 3463 E. Layton | Robert A. Simerson | \$12,600 | \$21,600 | \$34,200 | \$37,529 |
| 631-0037 | 3459 E. Layton | Joseph G. Halser III | \$8,400 | \$62,100 | \$70,500 | \$77,362 |
| 631-0038 | 3455-57 E. Layton | Joseph G. Halser III | \$16,800 | \$74,200 | \$91,000 | \$99,857 |
| 631-0039 | 3449 E. Layton | Joseph G., Halser III | \$19,100 | \$0 | \$19,100 | \$20,959 |
| 631-0040 | 3462 E. Squire | City of Cudahy | | | | N/A |
| 631-0041 | 4747 S. Kingan | Ronald Kujawa | \$21,200 | \$21,900 | \$43,100 | \$45,192 |
| 631-0042 | 4745-49 S. Packard | Gordon Gordon | \$17,800 | \$98,700 | \$116,500 | \$127,839 |
| 631-0043 | 4751-53 S. Packard | Demetriou Sidirokastritis | \$14,400 | \$104,500 | \$118,900 | \$130,473 |
| 631-0044 | 4755 S. Packard | Glen F. Proeber Jr | \$14,400 | \$31,000 | \$45,400 | \$49,819 |
| 631-0045 | 4757-59 S. Packard | Edwin V. Ratkowski | \$14,900 | \$62,500 | \$77,400 | \$84,934 |
| 631-0046-001 | 4763 S Packard | M & I Bank | \$14,400 | \$117,500 | \$131,900 | \$144,738 |
| 631-0047-001 | 4767-71 S Packard | Frances & George Wagner | \$28,800 | \$98,800 | \$127,600 | \$140,020 |
| 631-0048 | 4775-77 S. Packard | William T. Devine | \$17,800 | \$57,200 | \$75,000 | \$82,300 |
| 631-0049 | 3558 E. Barnard | Michael J. & Gertrude R. P | \$10,000 | \$47,600 | \$57,600 | \$63,206 |

City of Cudahy, Wisconsin

As of July 20, 1998

Downtown Redevelopment District #1

Table 2

Parcel and Valuation Listing

| Parcel Key Number | Parcel Address | Owner's Name | Land | Improvements | Total | Equalized Value |
|-------------------|-----------------------|----------------------------|----------|--------------|-----------|-----------------|
| 631-0050 | 3552-56 E. Barnard | Don Lomax | | | | MFG |
| 631-0051 | 3548 E. Barnard | Don Lomax | | | | MFG |
| 631-0052 | 3540 E. Barnard | Giuseppe Alioto | \$20,000 | \$33,200 | \$53,200 | \$58,378 |
| 631-0053 | 3534 E. Barnard | Terrance Tracy | \$10,900 | \$72,000 | \$82,900 | \$86,925 |
| 631-0054 | 3530 E. Barnard | Brian L. Goldshlack | \$34,200 | \$50,700 | \$84,900 | \$89,022 |
| 631-0055 | 3510 E. Barnard | Gary Lee Weidner | \$21,700 | \$37,000 | \$58,700 | \$61,550 |
| 631-0056 | 3506 E. Barnard | Patrick Cudahy Inc | | | | MFG |
| 631-0057 | 4758 S. Kingan | CG Hutchins | \$37,400 | \$16,700 | \$54,100 | \$59,366 |
| 631-0058 | 3527 E. Squire | Russell Kittleson | \$34,200 | \$176,200 | \$210,400 | \$230,879 |
| 631-0059 | 3537 E. Squire | Radosava Krecak | \$15,000 | \$58,400 | \$73,400 | \$76,963 |
| 631-0060 | 3545 E. Squire | Erdman T. Brandt | \$15,000 | \$0 | \$15,000 | \$16,460 |
| 631-0061 | 3547 E. Squire | Erdman T. Brandt | \$10,000 | \$46,200 | \$56,200 | \$61,670 |
| 631-0062 | 3553 E. Squire | Walter J. Paquin | \$10,000 | \$24,200 | \$34,200 | \$37,529 |
| 631-0063 | 3555-3557 E. Squire | Thomas A & Bonnie L Can | \$10,000 | \$81,900 | \$91,900 | \$96,362 |
| 631-0064 | 3561 E. Squire | Kevin Tschohl | \$10,000 | \$24,400 | \$34,400 | \$37,748 |
| 631-0065 | 4801 S. Packard | People's Credit Union | \$9,000 | \$102,600 | \$111,600 | \$122,462 |
| 631-0066 | 3565-69 E. Barnard | Bernhard A. & Nancy E. S | \$19,800 | \$143,500 | \$163,300 | \$179,195 |
| 631-0067 | 4809 S. Packard | Glenn J. Botsford | \$14,400 | \$55,200 | \$69,600 | \$76,374 |
| 631-0068 | 4813 S. Packard | James L. Bykowski | \$11,500 | \$23,300 | \$34,800 | \$38,187 |
| 631-0069 | 4817 S. Packard | C Curatola | \$14,400 | \$40,400 | \$54,800 | \$60,134 |
| 631-0070 | 3559 E. Barnard | Paul Burkhardt | \$10,000 | \$22,700 | \$32,700 | \$35,883 |
| 631-0071 | 3555 E. Barnard | Michael Polacek | \$10,900 | \$56,300 | \$67,200 | \$70,462 |
| 631-0072 | 3551 E. Barnard | John G. Olson | \$10,900 | \$72,400 | \$83,300 | \$87,344 |
| 631-0073 | 3547 E. Barnard | Donald Martell | \$16,300 | \$67,300 | \$83,600 | \$87,659 |
| 631-0074 | 3543 E. Barnard | Steve P. & Deborah L. Pite | \$13,000 | \$57,300 | \$70,300 | \$73,713 |
| 631-0075 | 3535-3535A E. Barnard | Ruth A. Sabel | \$13,000 | \$46,600 | \$59,600 | \$62,493 |
| 631-0076 | 3531-31A E. Barnard | Rose Vargas | \$10,900 | \$48,100 | \$59,000 | \$61,864 |
| 631-0077 | 3527A-27B E. Barnard | Craig M. Stuckemeyer | \$10,900 | \$77,800 | \$88,700 | \$93,006 |
| 631-0078 | 3523 E. Barnard | Craig M. Stuckemeyer | \$10,900 | \$0 | \$10,900 | \$11,961 |
| 631-0079 | 3519 E. Barnard | Abdellmajid & Sandra Jaaff | \$20,000 | \$126,900 | \$146,900 | \$161,198 |
| 631-0080 | 3515 E. Barnard | Patrick Cudahy Inc | | | | MFG |
| 631-0081 | 4883 Packard | Geraldine Zeniecki | \$20,600 | \$48,000 | \$68,600 | \$75,277 |
| 631-0082 | 4901-07 Packard | Gord Ann Inc | \$28,800 | \$181,000 | \$209,800 | \$219,985 |
| 631-0083 | 4925 Packard | Robert Quamme | \$79,700 | \$153,900 | \$233,600 | \$256,337 |
| 631-0084 | 4949 Packard | Gregory Siech | \$39,200 | \$18,900 | \$58,100 | \$60,921 |

City of Cudahy, Wisconsin

As of July 20, 1998

Downtown Redevelopment District #1

Table 2

Parcel and Valuation Listing

| Parcel Key Number | Parcel Address | Owner's Name | Land | Improvements | Total | Equalized Value |
|-------------------|-----------------|-----------------------|----------|--------------|-----------|-----------------|
| 631-0085 | 4953 Packard | L&J Enterprises | \$14,400 | \$135,100 | \$149,500 | \$164,051 |
| 631-0086 | 4969 Packard | Peter Sahagian | \$46,400 | \$56,800 | \$103,200 | \$108,210 |
| 631-0089 | 3361 Layton | Grace D'Amato | \$10,400 | \$76,900 | \$87,300 | \$95,797 |
| 631-0090 | 3353 Layton | William Wyss | \$24,600 | \$56,600 | \$81,200 | \$85,142 |
| 631-0091 | 3349 Layton | Thomas Giencke | \$12,600 | \$59,200 | \$71,800 | \$78,789 |
| 631-0092 | 3343-45 Layton | Jeffrey Ruditys | \$12,600 | \$58,100 | \$70,700 | \$74,132 |
| 631-0093 | 3341 Layton | Kenneth Shaw | \$10,900 | \$33,100 | \$44,000 | \$46,136 |
| 631-0093 | 3341 Layton | Kenneth Shaw | \$10,900 | \$33,100 | \$44,000 | \$46,136 |
| 631-0094 | 3337 Layton | Fred Tew | \$10,900 | \$42,100 | \$53,000 | \$55,573 |
| 631-0095 | 3327-33 Layton | William Wyss | \$25,200 | \$25,600 | \$50,800 | \$53,266 |
| 631-0096 | 3325 Layton | William Wyss | \$10,500 | \$47,200 | \$57,700 | \$60,501 |
| 631-0097 | 3321 Layton | Mehmet Ademi | \$11,200 | \$52,600 | \$63,800 | \$66,897 |
| 631-0098 | 3317 Layton | Alonzo Knowles Jr | \$10,900 | \$48,200 | \$59,100 | \$61,969 |
| 631-0099 | 3313 Layton | Robert Rainek | \$10,900 | \$48,500 | \$59,400 | \$62,284 |
| 631-0100 | 3309 Layton | Lottie Matusik | \$10,900 | \$51,100 | \$62,000 | \$65,010 |
| 631-0101 | 3305 Layton | John Michalski | \$10,900 | \$49,900 | \$60,800 | \$63,752 |
| 631-0102 | 3285 Layton | Stefan Rudnicki | \$10,900 | \$32,200 | \$43,100 | \$45,192 |
| 631-0103 | 3279 Layton | Steven Tippie | \$18,000 | \$40,200 | \$58,200 | \$61,025 |
| 631-0104 | 3273 Layton | Allen Peterson | \$10,900 | \$34,700 | \$45,600 | \$47,814 |
| 631-0105 | 3269 Layton | John Hanson et al | \$10,900 | \$43,300 | \$54,200 | \$56,831 |
| 631-0106 | 3265 Layton | Marcia Rogers | \$10,900 | \$41,500 | \$52,400 | \$54,944 |
| 631-0107 | 3263 Layton | James DeLuca | \$10,900 | \$42,200 | \$53,100 | \$55,678 |
| 631-0108 | 3259 Layton | Craig Brudnicki | \$10,900 | \$41,700 | \$52,600 | \$55,154 |
| 631-0109 | 3255 Layton | Daniel Furdek | \$10,900 | \$46,300 | \$57,200 | \$59,977 |
| 631-0110 | 3249-51 Layton | Adam Brostowicz | \$12,600 | \$98,600 | \$111,200 | \$116,599 |
| 631-0111 | 3243 Layton | William Jacobs | \$21,000 | \$37,700 | \$58,700 | \$61,550 |
| 631-0112-001 | 3231 Layton | Joseph Scaffidi | \$25,300 | \$45,100 | \$70,400 | \$73,818 |
| 631-0114-001 | 4751 Meyer Pl | Figgie Properties Inc | \$100 | \$0 | \$100 | \$110 |
| 631-0114 | 4850 Nicholson | Figgie Properties Inc | \$100 | \$0 | \$100 | \$110 |
| 631-0114 | 4740 Nicholson | Figgie Properties Inc | \$100 | \$309,100 | \$309,200 | \$339,296 |
| 631-0114 | 4765 Meyer Pl | Figgie Properties Inc | \$100 | \$0 | \$100 | \$110 |
| 631-0115 | 4819 S. Packard | Magtanagol R. Dequina | \$14,400 | \$63,100 | \$77,500 | \$85,043 |
| 631-0116 | 4821 S. Packard | John R. Weise | \$14,400 | \$28,100 | \$42,500 | \$46,637 |
| 631-0117 | 4831 S. Packard | John R. Weise | \$25,000 | \$0 | \$25,000 | \$27,433 |
| 631-0118 | 4843 S. Packard | U-Haul Real Estate Co | \$42,200 | \$0 | \$42,200 | \$46,307 |

City of Cudahy, Wisconsin

As of July 20, 1998

Downtown Redevelopment District #1

Table 2

Parcel and Valuation Listing

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|-------------------|-----------------------|------------------------|-----------|--------------|-------------|-----------------|
| 631-0119 | 3515 E. Barnard | Patrick Cudahy Inc | | | | MFG |
| 631-0120 | 3550 E Pabst | U-Haul Real Estate Co | \$49,000 | \$208,900 | \$257,900 | \$257,900 |
| 631-9976 | 5000 S Whitnall | Union Pacific Railroad | \$96,800 | \$222,700 | \$319,500 | \$350,598 |
| 631-9977-001 | 3500 E Barnard (Rear) | Patrick Cudahy Inc | \$326,300 | \$5,082,400 | \$5,408,700 | \$5,935,148 |
| 631-9978 | 4958 Whitnall | City of Cudahy | | | | N/A |
| 631-9981-001 | 3203 Layton | Lawrence Moris | \$41,300 | \$32,300 | \$73,600 | \$77,173 |
| 631-9983 | 3219 Layton | Mary Scianni | \$10,600 | \$46,900 | \$57,500 | \$60,291 |
| 631-9984 | 3221 Layton | David Washkuhn | \$10,700 | \$57,900 | \$68,600 | \$71,930 |
| 631-9985 | 3383 Layton | Lubbert Investment | \$39,600 | \$205,100 | \$244,700 | \$268,518 |
| 631-9986-007 | 4760 Meyer Pl | Lubbert Investment | \$33,100 | \$0 | \$33,100 | \$36,322 |
| 631-9986-008 | 4730 Meyer Pl | Lubbert Investment | \$33,100 | \$800 | \$33,900 | \$37,200 |
| 631-9986-009 | 3401 Layton | Lubbert Investment | \$17,900 | \$0 | \$17,900 | \$19,642 |
| 631-9986-01 | 3405 Layton | Towne Mfg Corp | \$45,100 | \$0 | \$45,100 | \$49,490 |
| 631-9994 | 3555 Pabst | City of Cudahy | | | | N/A |
| 631-9995 | 4875 Packard | Robert Griesse | \$23,000 | \$23,600 | \$46,600 | \$48,862 |
| 631-9996 | 4871 Packard | Rita Hecker | \$14,400 | \$46,800 | \$61,200 | \$67,157 |
| 631-9997 | 4849 S. Packard | U-Haul Real Estate Co | \$43,300 | \$0 | \$43,300 | \$47,515 |
| 632-0089-001 | 4702 Packard | Bank One | \$64,800 | \$760,400 | \$825,200 | \$905,520 |
| 632-0091-001 | 4714 Packard | Mary Salvatore | \$10,600 | \$53,500 | \$64,100 | \$70,339 |
| 632-0092 | 4716 Packard | Charles Wasicka | \$14,400 | \$63,400 | \$77,800 | \$85,373 |
| 632-0093 | 4720 Packard | Jack Vaccaro | \$14,400 | \$105,000 | \$119,400 | \$125,197 |
| 632-0094 | 4724-26 Packard | Frank Wasicka | \$14,400 | \$65,600 | \$80,000 | \$87,787 |
| 632-0095 | 4728-30 Packard | Gary Lee Gordon | \$17,800 | \$109,300 | \$127,100 | \$139,471 |
| 632-0120-001 | 4746-50 Packard | John Dretzka | \$31,000 | \$146,300 | \$177,300 | \$194,557 |
| 632-0121-001 | 4752-58 Packard | Jay Gordon | \$29,900 | \$137,300 | \$167,200 | \$183,474 |
| 632-0122 | 4762-64 Packard | Kenneth Korosec | \$14,400 | \$67,600 | \$82,000 | \$85,981 |
| 632-0123 | 4766-68 Packard | Nicholas Demos | \$10,700 | \$44,900 | \$55,600 | \$61,012 |
| 632-0124 | 4770-72 Packard | James Dietrich | \$22,900 | \$75,300 | \$98,200 | \$107,758 |
| 632-0125 | 4774-76 Packard | Arlyn Kolbe | \$13,000 | \$73,000 | \$86,000 | \$90,175 |
| 632-0280 | 4816 Packard | Washington Sqare | \$132,000 | \$1,315,200 | \$1,447,200 | \$1,517,458 |
| 632-0303 | 4844-46 Packard | Sum Mor Investment | \$24,000 | \$82,600 | \$106,600 | \$116,976 |
| 632-0304 | 4850 Packard | Sum Mor Investment | \$14,400 | \$60,000 | \$74,400 | \$81,642 |
| 632-0305 | 4854 Packard | Donald Edwards | \$14,400 | \$61,700 | \$76,100 | \$83,507 |
| 632-0529 | 4858 Packard | Ruth Lancotot trust | \$25,900 | \$62,100 | \$88,000 | \$96,565 |
| 632-0530 | 4866-74 Packard | Gord Ann Inc | \$39,200 | \$127,900 | \$167,100 | \$183,364 |

City of Cudahy, Wisconsin

As of July 20, 1998

Downtown Redevelopment District #1


Table 2


Parcel and Valuation Listing


| Parcel Key Number | Parcel Address | Owner's Name | Land | Improvements | Total | Equalized Value |
|-------------------|-----------------|-----------------------|----------|--------------|--------------|-----------------|
| 632-0548 | 4902 Packard | Mile Momcilivic | \$17,800 | \$66,100 | \$83,900 | \$92,066 |
| 632-0549 | 4906 Packard | August Morchinek | \$14,400 | \$47,600 | \$62,000 | \$68,035 |
| 632-0550 | 4910-12 Packard | G L Gordon | \$21,600 | \$88,100 | \$109,700 | \$120,377 |
| 632-0551 | 4916-18 Packard | Reginald Zeniecki | \$21,600 | \$67,900 | \$89,500 | \$98,211 |
| 632-0552 | 4932 Packard | SE Affordable Housing | \$41,100 | \$595,100 | \$636,200 | \$667,086 |
| 632-0607-001 | 4944-56 Packard | Emro Marketing | \$48,600 | \$164,500 | \$213,100 | \$233,842 |
| 632-0608 | 4960 Packard | Jos Weber | \$14,400 | \$47,400 | \$61,800 | \$64,800 |
| 632-0609 | 4964 Packard | Wm Harrison | \$14,400 | \$ | \$14,400 | \$15,802 |
| 632-0610 | 4968-70 Packard | Wm Harrison | \$14,400 | \$50,500 | \$64,900 | \$68,051 |
| 632-0611 | 4972 Packard | Mary Cameron | \$14,400 | \$75,800 | \$90,200 | \$98,979 |
| 632-0612 | 4978 Packard | Dawn Doughty | \$17,300 | \$51,100 | \$68,400 | \$75,058 |
| | | | | | \$22,461,700 | \$24,251,417 |


Notes:

City of Cudahy Downtown Revitalization Redevelopment Plan #1 Map 6: Blighted Areas & Properties

 Downtown Redevelopment Area

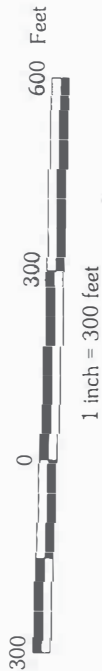
 TIF Boundary

 Parcel Boundaries

 Blighted Areas & Properties



July 1998



Digital Orthophoto:
SEWRPC, 1995

Projection:
Wisconsin State Plane - South (NAD 27)



Planning Design &
Redevelopment Assistance by:
VANDEWALLE & ASSOCIATES
Madison & Milwaukee, Wisconsin

Parcel 6310001

4701 – 4707 Packard Avenue. The parcel comprise 8,040 square feet. The building on the site comprises 7,284 square feet. Historic Building. Boros & Vlossak Dry Goods Store. Built circa 1920's. Sold women's clothes and hats. Became Jimmy's Restaurant, later Desalvo's. The restaurant portion of the building is in fair to poor condition. The exterior masonry walls are cracked in various locations. The building is presently vacant. 4707 Packard is in good condition. Existing Zoning: S-1.

Parcel 6310002

4711 Packard Avenue. The parcel comprises 3,600 square feet. A building of 4,326 square feet occupies the site. The building includes an office and 2 residential living units. This property is in fair to good condition. There are some cracks on the front façade. Existing Zoning: S-1.

Parcel 6310003

4713 – 4715 Packard Avenue. The parcel comprises 3,600 square feet. A 2,912 square foot building occupies the site. The building includes an office and a residential living unit. This property is in good condition. The ground floor is presently occupied by the Golden Rose Book and Gift Shop. Existing Zoning: S-1.

Parcel 6310006

4727 – 4729 Packard Avenue. The parcel comprises 2,880 square feet. A 3,506 square foot building occupies the site. A retail use and a residential living unit occupy the building. This building is in fair to good condition. The property at 4727 Packard is presently vacant and for rent. 4729 Packard is occupied by a professional office. The building was recently rehabilitated. The front façade has been covered with stucco. Existing Zoning: S-1.

Parcel 6310007

4731 – 4733 Packard Avenue. The parcel comprises 3,240 square feet. A 4,194 square foot building occupies the site. The building includes a retail establishment and three residential living units. This building is in fair to good condition. The front façade has been covered with stucco. A hair styling salon and a music store occupy the building. Existing Zoning: S-1.

Parcel 6310004001

4721 Packard Avenue. The parcel comprises 7,200 square feet and is occupied by a government parking lot. Existing Zoning: S-1.

Parcel 6310042

4745 – 4749 Packard Avenue. The parcel comprises 4,440 square feet. A 3,970 square foot building occupies the site. A restaurant (Lo Cicero's) and three residential living units occupy the building. This property is nonconforming (lot size). This property is in good condition. 4749 Packard Avenue is vacant and for rent. Existing Zoning: S-1.

Parcel 6310043

4751 – 4753 Packard Avenue. The parcel comprises 3,600 square feet. A 4,553 square foot building occupies the site. A restaurant (Greek Islands) and one residential living unit occupy the building. The building is in fair to good condition. Stucco and stone have been placed over the original brick façade. Existing Zoning: S-1.

Parcel 6310044

4755 Packard Avenue. The parcel comprises 3,600 square feet. A 2,048 square foot building occupies the site. A beauty salon (Roses Hair Design) and two residential living units occupy the building. This property is nonconforming (lot size). The building is in good condition. This building is a one story wood infill that is out of scale with the surrounding multi-story brick buildings. Existing Zoning: S-1.

Parcel 6310045

4757 – 4759 Packard Avenue. The parcel comprises 3,600 square feet. A 2,700 square foot building occupies the site. A retail establishment (Cudahy T.V.) and offices occupy the building. This property is in fair to good condition. The building needs repainting. This is a modern style, single story building. Existing Zoning: S-1.

Parcel 6310046001

4763 Packard Avenue. The parcel comprises 3,600 square feet and includes a 2,100 square foot office building (Williams Publishing). This building is in good condition. The structure is vacant and is for sale. Existing Zoning: S-1.

Parcel 6310047001

4767 – 4771 Packard Avenue. The parcel comprises 7,200 square feet. A 6,016 square foot building occupies the site. Included in the building are a retail establishment (Gerry's Inn Bar) and two residential living units. This property is in good condition, although it has been rehabilitated in a manner that is inconsistent with the original style of the building. Existing Zoning: S-1.

Parcel 6310048

4775 – 4777 Packard Avenue. This parcel comprises 4,440 square feet. A 2,916 square foot building occupies the site. The ground floor of this building is vacant. Offices occupy the upper floors of the building. Historic building. Built circa 1900. Proprietor Otto Frank. City Library was quartered in one room at rear of drug store. Otto Frank served as librarian for five years without pay. This building is in fair condition. It needs repainting, maintenance of trim and siding. Great architecture. Could be an excellent rehab project. This building is for sale. Existing Zoning: S-1.

Parcel 6310065

4801 Packard Avenue. The parcel comprises 2,250 square feet. A 2,250 square foot bank building occupies the site. Historic building. People's State Bank now People's Credit Union. On-site inspection on January 28, 1998 found this building to be in good condition. Existing Zoning: S-1.

Parcel 6310067

4809 Packard Avenue. The parcel comprises 3,600 square feet. A 3,264 square foot building that includes a retail establishment (NAPA auto parts) and one residential living unit. On-site inspection on January 28, 1998 found loose siding, defective siding, and the need for brick repair. Existing Zoning: S-1.

Parcel 6310068

4813 Packard Avenue. The parcel comprises 2,880 square feet. A 1,059 square foot office building (chiropractor) occupies the site. Onsite inspection of this site found the structure to be in good condition. Existing Zoning: S-1.

Parcel 6310069

4817 Packard Avenue. The parcel comprises 3,600 square feet. A 2,320 square foot occupies the site. A retail establishment (bicycle shop) and a residential living unit occupy the building. On-site inspection of this site on January 28, 1998 found the structure to be in good condition. Existing Zoning: S-1.

Parcel 6310115

4819 Packard Avenue. This parcel comprises 3,600 square feet. A 2,170 square foot building that includes a medical office occupies the site. On-site inspection of this property on January 28, 1998 found this structure to be in need of tuck pointing, covering of electrical boxes, paint on the door frame. Existing Zoning: S-1.

Parcel 6310116

4821 Packard Avenue. The parcel comprises 3,600 square feet. A 3,496 square foot building that includes a retail establishment and three residential living units occupies the site. This property is nonconforming (lot size). A May 17, 1996 letter from the City's Inspection Office identified the following exterior violations of the building code: exterior wall covering needs repair (window lintels), deteriorated, disconnected gutters/downspouts, defective windows, doors and or frames/trim, broken/cracked window or door glass (west, east), windows/doors missing glazing, paint lacking exposed wood trim (windows trim), porches unsound, unstable, and/or improper stairs (porch deck covering rusted through); garage/accessory building violations: building in disrepair (roof deteriorated, windows, siding, upper door), paint or protective coating lacking (siding, trim), fence in disrepair; Repairs: foundation (basement) serious water seepage into basement area, structural defects in front (east) of building, buckling exterior, plaster cracking interior, obtain a professional engineer's report as to cause and recommend repair. On-site inspection of this site on January 28, 1998 found this structure to be in need of paint and a door that is deteriorated. Existing Zoning: S-1.

Parcel 6310117

4831 Packard Avenue. The parcel comprises 6,240 square feet and is occupied by a parking lot. Existing Zoning: S-1.

Parcel 6310118

4843 Packard Avenue. The parcel comprises 12,120 square feet and is occupied by a parking lot. Existing Zoning: S-1.

Parcel 6319997

4849 Packard Avenue. The parcel comprises 12,600 square feet and is occupied by a parking lot. Existing Zoning: S-1.

Parcel 6319996

4871 Packard Avenue. This property is occupied by the Final Score Bar. The structure is in good condition. Existing Zoning: S-1.

Parcel 6319995

4875 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 6310081

4883 Packard Avenue. This property is in fair condition. The structure needs trim work and paint. There is a large faded sign painted on the side of the building. Existing Zoning: S-1.

Parcel 6310082

4901 – 4907 Packard Avenue. This property is occupied by Reggie and Gerries Bar. The property is in fair to good condition. The trim around the windows needs paint. Existing Zoning: S-1.

4903 Packard Avenue. This property is occupied by David Michael & Co. beauty salon. This property is in fair to good condition. The trim around the windows needs paint. Existing Zoning: S-1.

4905 - 4907 Packard Avenue. This structure is occupied by the Jalapeno Loco Bar and Restaurant. The structure is in fair to good condition. The trim around the windows needs paint, the parking lot has no landscaping. Existing Zoning: S-1.

Parcel 6310083

4925 Packard Avenue. This property is occupied by Quamme's Sew and Vac. The structure is in fair to good condition. The parking lot lacks landscaping. Existing Zoning: S-1.

Parcel 6310084

4949 Packard Avenue. This property is occupied by Siech Bros. Automotive. The property is in fair condition. The building needs to be repainted. There is no landscaping on the property. Cars are parked right up to the right of way line. Existing Zoning: S-1.

Parcel 6310085

4953 & (A) Packard Avenue. This property is occupied by Medivan, Inc. The property is in fair to good condition. The building has several large billboards on the roof. Existing Zoning: S-1.

Parcel 6310086

4969 Packard Avenue. This building is currently vacant and in poor condition. There is no landscaping on the site and the parking lot is in poor condition. Junked autos are parked on the site. Existing Zoning: S-1.

Parcel 6320611

4972 Packard Avenue. This property is in good condition. Some minor paint touch up is needed. Existing Zoning: S-1.

Parcel 6320612

4978 Packard Avenue. This property includes a vacant building that once housed the Outside Inn. The property is in fair to good condition. The trim needs paint and the façade needs repair. Existing Zoning: S-1.

Parcel 6320609

4964 Packard Avenue. This vacant building was previously occupied by Time Warner Cable, Inc. The building is in fair to good condition. The façade is pock marked and needs to be repainted. Existing Zoning: S-1.

Parcel 6320610

4970 & 4968 Packard Avenue. This building is in fair to good condition. The trim needs to be repainted. Existing Zoning: S-1.

Parcel 6320608

4960 & (A) (B) Packard Avenue. This building is occupied by a law office and residential dwelling units. This building is in good condition. Existing Zoning: S-1.

Parcel 6320607-001

4944 - 4956 Packard Avenue. This property is occupied by the Speedway Gas Station (Starvin Marvin's). The property is in good condition. Existing Zoning: S-1.

Parcel 6320552

4932 Packard Avenue. This building houses apartments operated by South East Affordable Housing Corporation. The property is in good condition. Existing Zoning: S-1.

Parcel 632 0551

4918 – 4916 Packard Avenue. This property is vacant on the ground floor. There are residential units on the upper floor. The building is in fair to poor condition. Window trim needs to be repainted. Some windows need to be repaired or replaced. Existing Zoning: S-1.

Parcel 6320550

4910 & (A) – 4912 Packard Avenue. This building houses the Packers Liquidators retail store. The property is in fair to good condition. The trim needs to be repainted. Existing Zoning: S-1.

Parcel 6320549

4906 Packard Avenue. This property is occupied by Mike & Patty Jo's Bar and a residence. The property is in fair to good condition. The building needs to be repainted. A nonfunctioning T.V. antenna frame needs to be removed. Existing Zoning: S-1.

Parcel 6320548

4902- 4904 Packard Avenue. The After Glow bar and dance club occupies this building. This property is in fair to good condition. Existing Zoning: S-1.

Parcel 6320530

4866 – 4874 Packard Avenue. 4874 is currently vacant and for rent. The properties (4866 – 4874) are in fair to good condition. A railing on the front steps of 4874 needs to be replaced. Existing Zoning: S-1.

Parcel 6320529

4858 – 4860 Packard Avenue. This property is in fair condition. The structure needs to be repainted and a missing railing needs to be replaced. Existing Zoning: S-1.

Parcel 6320305

4854 Packard Avenue. This property is in fair to good condition. Existing Zoning: S-1.

Parcel 6320304

4850 Packard Avenue. This property is in fair to poor condition. The paint on the window frames is peeling and the wood is deteriorating. Existing Zoning: S-1.

Parcel 6320303

4844 – 4846 Packard Avenue. This property is in fair to poor condition. The paint on the window frames is peeling and the wood is deteriorating. Existing Zoning: S-1.

Parcel 6320280

4816 Packard Avenue. This property is in good condition. Existing Zoning: R-2.

Parcel 6320125

4774 – 4776 Packard Avenue. This property is in fair condition. The structure needs to be repainted. Existing Zoning: S-1.

Parcel 6320124

4770 – 4772 Packard Avenue. This property is in fair to good condition. Some paint on the structure is peeling. Existing Zoning: S-1.

Parcel 6320123

4766 – 4768 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 6320122

4762 – 4764 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 6320121001

4752 – 4758 Packard Avenue. This property is in fair to good condition. The structure needs some minor maintenance (e.g. touch up paint). Existing Zoning: S-1.

Parcel 6320120001

4746 – 4750 Packard Avenue. This property is in fair to poor condition. The structure needs to be repainted and the wood trim needs to be replaced. This structure has great rehabilitation potential. Existing Zoning: S-1.

Parcel 6320095

4728 – 4730 Packard Avenue. This property is in fair to good condition. The structure needs minor maintenance. Existing Zoning: S-1.

Parcel 6320094

4724 – 4726 Packard Avenue. This structure is currently vacant. The property is in fair to good condition. Minor maintenance is needed (e.g. paint touch up). Existing Zoning: S-1.

Parcel 6320093

4720 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 6320092

4716 Packard Avenue. This property is in fair to good condition. The structure requires minor maintenance. Existing Zoning: S-1.

Parcel 6320091001

4714 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 6320089001

4702 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 5890625

4676 Packard Avenue. This property is currently a parking lot. Existing Zoning: S-1.

Parcel 5890624

4670 Packard Avenue. This property is currently a parking lot. Existing Zoning: S-1.

Parcel 5890623

4666 – 4668 Packard Avenue. This property is in fair to good condition. The structure needs to be repainted. Existing Zoning: S-1.

Parcel 5890622

4664 Packard Avenue. This property is in fair to good condition. The structure needs minor maintenance. Existing Zoning: S-1.

Parcel 5890621

4658 – 4660 Packard Avenue. This property is in fair to good condition. The structure needs minor maintenance (e.g. paint touch up). Existing Zoning: S-1.

Parcel 5890620

4654 – 4656 Packard Avenue. This property is in fair condition. The structure needs to be repainted, the trim needs to be replaced, and an awning needs to be replaced. Existing Zoning: S-1.

Parcel 5890619

4648 Packard Avenue. This property is in poor condition. A vacant service station occupies the site. The site is used as a parking lot. The parking lot is in poor condition. Existing Zoning: S-1.

Parcel 5890636

4665 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 5890637

4677 Packard Avenue. This property is in good condition. Existing Zoning: S-1.

Parcel 6310021

3503 Layton Avenue. The parcel comprises 9,000 square feet. A 4,178 square foot garage occupies the site. Earl's Automotive occupies this site. The property is in fair to good condition. There is no landscaping on the site. The garage is in fair condition (needs repainting). The office is in good condition. Existing Zoning: S-2.

Parcel 631- 0023-001 & 6310024

3517 & 3519 Layton Avenue. The parcels comprises 3,600 square feet. A 2,688 square foot building occupies the site. The building houses four residential living units. This property is nonconforming (lot size). This property is in fair to good condition. The masonry is cracked on the east wall. The front stair is deteriorated. The doors and trim need to be repainted. Existing Zoning: S-2.

Parcel 6310025

3523 Layton Avenue. The parcel comprises 3,600 square feet. A 1,248 square foot building occupies the site. The building is occupied by the American Legion hall. The property is in good condition. Existing Zoning: S-2.

Parcel 6310026

3527 Layton Avenue. The parcel comprises 3,600 square feet. A 1,992 square foot building occupies the site. Two residential living units are located within the building. This property is nonconforming (lot size). This property is in good condition. The property abuts a city of Cudahy parking lot. Existing Zoning: S-2.

Parcel 6310027

3533 Layton Avenue. This parcel is comprised of 5,400 square feet. A government parking lot occupies the site. The parking lot lacks landscaping. Existing Zoning: S-2.

Parcel 6310028

3539 Layton Avenue. The parcel comprises 5,400 square feet. A 1,906 square foot building occupies the site. Two residential living units occupy the building. This property is nonconforming (lot size). This property is in fair to good condition. The storm windows need to be repainted. Existing Zoning: S-2.

Parcel 6310029

3545 Layton Avenue. The parcel comprises 5,400 square feet. A 3,116 square foot building occupies the site. The building is occupied by offices. This property is in fair to good condition. The front brick façade is cracked and the chimney needs maintenance. Existing Zoning: S-2.

Parcel 6310030

3553 Layton Avenue. The parcel comprises 5,400 square feet. A 6,111 square foot building occupies the site. The building is occupied by a tavern and offices. A June 1, 1993 letter from the City's Inspection Office listed the following exterior building code violations: repair rotten fascia boards, broken and missing siding, scrape and paint peeling paint, remove tires from front of building, install/repair handrails or guardrails rear exit platform. This property is in fair condition. The building is currently vacant. The structure needs paint on the trim, doors and windows. The façade is chipped and cracked. The front stair needs a railing. Existing Zoning: S-2.

Parcel 6310031

3555 Layton Avenue. The parcel comprises 7,200 square feet. A 4,032 square foot building occupies the site. The building houses a storage warehouse and retail establishment (Airport Glass and Plastics, Inc. This property is nonconforming (use). The structure is in fair to good condition. The front door needs to be repainted. Office space is available for rent in this building. Existing Zoning: S-2.

Parcel 6310032

3479 Layton Avenue. The parcel comprises 3,600 square feet. A 3,479 square foot building occupies the site. A tavern (Chuck and Dolly's) and a rooming house with eight residential living units occupy the building. This property is nonconforming (use). The property is in good condition. There is some cracking on the foundation. The trim needs repainting. Existing Zoning: S-2.

Parcel 6310033

3475 Layton Avenue. The parcel comprises 3,600 square feet. A 1,792 square foot building occupies the site. A restaurant and one residential living unit occupy the building. The building is in good condition. Existing Zoning: S-2.

Parcel 6310036

3463 Layton Avenue. This parcel comprises 3,600 square feet. A 1,320 square foot building occupies the site. The building is occupied by a retail establishment. This building is in poor to fair condition. There is structural deterioration on the front façade. The building needs repainting. The front lower portion of the building is in poor condition. Existing Zoning: S-2.

Parcel 631-0035-001

3465 Layton Avenue is in good condition. The building has potential for quality rehabilitation. Existing Zoning: S-2.

Parcel 6310037

3459 Layton Avenue. The parcel comprises 2,400 square feet. A 1,964 square foot building occupies the site. A retail establishment and one residential living unit occupy the building. This property is nonconforming (lot size). This structure is in fair condition. The door needs to be repainted. A nonfunctioning sign mount needs to be removed. Existing Zoning: S-2.

Parcel 6310038

3455 – 3457 Layton Avenue. The parcel comprises 4,800 square feet. A 6,240 square foot building occupies the site. A tavern and three residential living units occupy the building. This property is nonconforming (lot size). This building is vacant. The structure is in fair condition. Trim and door needs to be repainted. This property has great rehabilitation potential. Existing Zoning: S-2.

Parcel 589-0670-001

3450 Layton Avenue. This building needs roof maintenance/repair. A missing hand rail needs to be added. Trim and siding need maintenance/repair. This property is in fair condition. Existing Zoning: S-2.

Parcel 589-0672

3460 – 3462 Layton Avenue. Club 300 Bowl occupies this site. This building is in fair to good condition. The façade is in fair condition. Existing Zoning: S-2.

Parcel 589-0673

3470 Layton Avenue. Cudahy Family Restaurant occupies this site. This building is in fair to good condition. The parking lot has no landscaping. Existing Zoning: S-2.

Parcel 6310092

3343 & 3345 Layton Avenue. This property is in fair to good condition. The original windows have been covered. Outdoor storage behind the building. Good rehabilitation potential. Existing Zoning: S-2.

Parcel 6310091

This parcel is located at 3349 Layton Avenue. The parcel comprises 5,450 square feet. This property is in fair condition. The front façade has been altered. There is a nonconforming sign that needs to be removed. Existing Zoning: S-2.

Parcel 631-0090

3353 Layton Avenue. This building is in fair to good condition. A detail shop wraps behind 3361 Layton. There is outdoor storage of junk on the site. Existing Zoning: S-2.

Parcel 631-0093

3341 Layton Avenue. This property is in fair to good condition. The garage needs to be painted. The property lacks landscaping. Existing Zoning: S-2.

Parcel 631-0089

3361 Layton Avenue. This property is in fair condition. The porch roof is sagging. The building has been rehabilitated in a manner that is not sensitive to the original design of the structure. Existing Zoning: S-2.

Parcel 6319985

3383 Layton Ave. This property is in fair to good condition. Existing Zoning: M-3.

Parcel 6319986007

4760 S. Meyer Place. Vacant land behind Lubbert Bldg. Existing Zoning: M-3.

Parcel 6319986008

4730 S. Meyer Place. Vacant Land behind Lubbert Bldg. Existing Zoning: M-3.

Parcel 6319986009

3401 E. Layton Ave. Vacant land east of Lubbert Bldg. Existing Zoning: M-3.

Parcel 6319986010

3405 E. Layton. Vacant land immediately west of railroad tracks. Existing Zoning: M-3.

Parcel 6310114001

4750 S. Meyer Place. Vacant land west of Patrick Cudahy and east of Whitnall Ave. Existing Zoning: M-3.

Parcel 6319978

4958 S. Whitnall. Vacant land south of Parcel 6310114001. Existing Zoning: M-3.

Parcel 6310114002

4850 S. Nicholson. Vacant parcel east of Nicholson Ave. south of miniwarehouses. Existing Zoning: M-3.

Parcel 6310114003

4740 S. Nicholson. This parcel is developed with miniwarehouses. Existing Zoning: M-3.

Parcel 6310114004

4765 S. Meyer Place. Vacant parcel. Existing Zoning: M-3.

Parcel 6310012

3546 – 3548 Squire Avenue. The parcel comprises 3,870 square feet. A 2,556 square foot building occupies the site. Three living units occupy the building. This property is nonconforming (lot size). This

property is in fair to good condition. The site contains no open space and no parking, although there is a gravel parking area off the alley. Existing Zoning: S-2.

Parcel 6310013

3542 & (A) Squire Avenue. The parcel comprises 3,600 square feet. A 2,016 square foot building occupies the site. Two residential living units occupy the building. This property is nonconforming (lot size). This property is in fair to good condition. There are structural problems with the front and rear porch. This property does not have a garage and has very little landscaping. Existing Zoning: S-2.

Parcel 6310014

3538 Squire Avenue. The parcel comprises 3,600 square feet. A 1,955 square foot building occupies the site. Two residential living units occupy the building. This property is nonconforming (lot size). This property is in fair to good condition with good landscaping. Existing Zoning: S-2.

Parcel 6310015

3534 & (A) Squire Avenue. The parcel comprises 4,800 square feet. A 2,701 square foot building occupies the site. Two residential living units occupy the building. This property is nonconforming (lot size). A letter from the City Inspection Office dated January 11, 1995, listed the following exterior building code violations: supply all windows and exterior doors with storm panels (repair broken glass. All rotting beams at north foundation wall); weather stripping is required for all exterior doors; repair/replace missing or damaged siding; roofing materials are deteriorated on dwelling, repair or replace; reglaze windows as necessary; repair rotting window and or door frames, doors, sash, basement hatchway trim. Locations as follows: attic windows, rear hatchway; exterior wood requires paint (protection) as follows: porch, rear window; repair porches and stairways to insure structural integrity. Replace all unsound, unstable material. Rear upper; repair chimney; maintain all non dwelling structures: garage, shed, etc. Replace rotting or missing materials as follows: repair service door, overhead doors; repair or replace roofing materials, roof boards; repair or remove fence. This property is in fair condition. There is no front yard and the property requires general maintenance. Existing Zoning: S-2.

Parcel 6310016

3530 Squire Avenue. The parcel comprises 9,600 square feet. A 6,528 square foot building occupies the site. Eight residential living units occupy the building. This property is nonconforming (lot size). This property is in good condition, with good landscaping, and property maintenance. Existing Zoning: S-2.

Parcel 6310017

3518 & (A) Squire Avenue. The parcel comprises 3,600 square feet. A 2,150 square foot building occupies the site. Two residential living units occupy the building. This property is nonconforming. This property is in good condition although the wood trim needs to be repainted. The garage is in fair to poor condition and needs new siding and a new roof. Overall, this property is in fair to good condition. Existing Zoning: S-2.

Parcel 6310018

3516 Squire Avenue. The parcel comprises 3,600 square feet. A 1,955 square foot building occupies the site. Two residential living units occupy the building. This property is nonconforming (lot size). This property is in fair to poor condition. The siding on the house is in fair condition. The garage is poorly maintained. Existing Zoning: S-2.

Parcel 6310019

3510 Squire Avenue. The parcel comprises 3,600 square feet. A 1,288 square foot building occupies the site. This building is used as a rooming house (five residential living units). The property is nonconforming (use). This property is in poor condition. The windows are deteriorating and some are broken. The siding on the building is in fair to poor condition and the trim needs to be repainted. There is no landscaping on the property. There is a utility building next to this parcel. There is no landscaping on the utility building site. Existing Zoning: S-2.

Parcel 6310040

3462 Squire Avenue. The parcel comprises 20,300 square feet. This site is occupied by a government parking lot. Existing Zoning: S-2.

Parcel 6310058

3527 Squire Avenue. The parcel comprises 14,400 square feet. A 2,400 square foot dental clinic occupies the site. This property is in good condition. Existing Zoning: S-2.

Parcel 6310059

3537 & (A) Squire Avenue. The parcel comprises 5,400 square feet. A 3,360 square foot building with four residential living units occupies the site. This property is nonconforming (lot size). The property is in fair to good condition. This building is missing a hand rail. The trim around the windows needs to be repainted. Existing Zoning: S-2.

Parcel 6310060

3545 Squire Avenue. The parcel comprises 5,400 square feet. The parcel is occupied by a parking lot. Existing Zoning: S-2.

Parcel 6310061

3547 Squire Avenue. The parcel comprises 3,600 square feet. A 1,948 square foot building occupies the site. A tavern and one residential living unit occupy the building. This property is in fair to good condition. The property needs minor maintenance. The roof needs repair. There is no landscaping on this site. Parking is located next to the site. Existing Zoning: S-2.

Parcel 6310062

3553 Squire Avenue. The parcel comprises 3,600 square feet. A 1,248 square foot building occupies the site. A retail establishment and one residential living unit occupy the building. This property is in fair to good condition. This is a one story infill building. The mansard roof needs to be repainted. Existing Zoning: S-2.

Parcel 6310063

3555 – 3557 Squire Avenue. The parcel comprises 3,600 square feet. A 4,000 square foot building occupies the site. The building is occupied by a tavern and three residential living units. This property is nonconforming (lot size). This property is in fair to good condition. The façade has been retrofitted with stone. The garage needs to be repainted. Existing Zoning: S-2.

Parcel 6310064

3561 – 3567 Squire Avenue. The parcel comprises 3,600 square feet. A 1,372 square foot building occupies the site. The building is occupied by a retail establishment (tailor) and one residential living unit.

The steps into the building are substandard, but overall the building is in good condition. Existing Zoning: S-2.

Parcel 6310008

3564 Squire Avenue. This property is in fair condition. The original architectural style has been altered. There is limited parking on the site. This property has rehabilitation potential. The property is located next to a city parking lot. Existing Zoning: S-1.

Parcel 6310009001

3556 Squire Avenue. The parcel comprises 10,800 square feet and is occupied by a government parking lot. Existing Zoning: S-2.

Parcel 6310020

4718, 4722, and 4730 Kingan Avenue. The parcel comprises 9,000 square feet. A 2,464 square foot building occupies the site. This building is used as a rooming house (seven residential living units). The property is nonconforming (use). 4718 & (A) Kingan is in fair condition. The porch needs a railing, the paint is in poor condition, the front door needs to be replaced and a window is broken. 4722 Kingan is in fair condition. The building needs a new roof and the siding is deteriorating. 4730 Kingan is in poor to fair condition. The roof is in fair condition and the building needs paint. A railing is missing on the steps and the landscaping on the site is poorly maintained. Existing Zoning: S-2.

Parcel 6310057

4758 Kingan Avenue. The parcel comprises 16,200 square feet. A 8,035 square foot warehouse occupies the site. This property is nonconforming (use). This structure is in good condition. Existing Zoning: S-2.

Parcel 6310041

4747 Kingan Avenue. The parcel comprises 7,644 square feet. A 3,200 square foot garage occupies the site. This property is in fair to poor condition with extensive outdoor storage of machinery and materials. Existing Zoning: S-2.

Parcel 6310049

3558 Barnard Avenue. The parcel comprises 3,600 square feet. A 3,000 square foot building occupies the site. A tavern and one residential living unit occupy the building. On-site inspection of this property (by the consultant planner and the City's building inspector) was conducted on January 28, 1998 found the property to be in good condition. Existing Zoning: S-2.

Parcel 6310050

3552 – 3556 Barnard Avenue. The parcel comprises 7,200 square feet. A 4,863 square foot building occupies the site. A manufacturing operation occupies the building. This property is nonconforming (use). This property presently includes an embroidery manufacturing operation. An onsite inspection of this property on January 28, 1998 found the following conditions: there is a hole in the side wall of the building; the backyard is cluttered with outdoor storage materials, there is a rusted flag pole remnant that should be removed, the front façade needs tuck pointing, there is a sign mounting apparatus on the roof which should be removed. This property is in fair to poor condition. Existing Zoning: S-2.

Parcel 6310051

3548 Barnard Avenue. The parcel comprises 3,600 square feet. A 440 square foot garage occupies the site. Onsite inspection on January 28, 1998 found this property to be in good condition. Existing Zoning: S-2.

Parcel 6310052

3540 Barnard Avenue. The parcel comprises 7,200 square feet. A 1,254 square foot building occupies the site. A drive-through, carry out food establishment occupies the site. Onsite inspection on January 28, 1998 found defective siding and cracked doors. This property is in fair condition. Existing Zoning: S-2.

Parcel 6310053

3534 Barnard Avenue. The parcel comprises 3,600 square feet. A 2,640 square foot building occupies the site. Three residential living units occupy the building. This property is non-conforming (lot size). Onsite inspection on January 28, 1998 found junk stored in the yard, holes in the soffit, deteriorated siding, need for a new door for the upper unit, and paint lacking. This property is in fair to poor condition. Existing Zoning: S-2.

Parcel 6310054

3530 Barnard Avenue. The parcel comprises 14,400 square feet. A 7,080 square foot garage/warehouse occupies the site. An onsite inspection of this property on January 28, 1998 found loose siding panels. This property is in fair condition. Existing Zoning: S-2.

Parcel 6310055

3510 Barnard Avenue. The parcel comprises 7,200 square feet. A 1,764 square foot single family residence occupies the site. This property was inspected on January 28, 1998 by the Consultant and the building inspector. The following observations were made: outdoor storage of trucks and junk; siding missing; front door porch guard rail missing; windows/doors lack storm panels; weather stripping missing; rotting windows, doors, and or frames/trim; paint lacking exposed wood trim; porches unsound, unstable, and/or improper stairs. This property is in poor condition. Existing Zoning: S-2.

Parcel 6310056

3506 Barnard Avenue. The parcel comprises 8,820 square feet. A private parking lot occupies the site. Existing Zoning: S-2.

Parcel 6310066

3567 Barnard Avenue. The parcel comprises 4,950 square feet. A 9,900 square foot building occupies the site. Retail/offices and five residential living units occupy the building. On-site inspection on January 28, 1998 found a rail rotting on the second floor door, sidewalks cracked and upheaving, overhead power lines. This property is in fair condition. Existing Zoning: S-1.

Parcel 6310070

3559 Barnard Avenue. The parcel comprises 3,600 square feet. A 3,590 square foot building that includes a warehouse and one residential living unit occupies the site. This property is nonconforming (use). Historic building. Evangelical Christus Church. Originally on southwest corner of Barnard and Packard Avenue. Building moved to the east to make room for People's State Bank. On-site inspection of this site on January 28, 1998 found delaminating windows and broken windows. This property is in fair condition. Existing Zoning: S-2.

Parcel 6310071

3555 Barnard Avenue. The parcel comprises 3,600 square feet. A 1,440 square foot building that includes a single family residence occupies the site. On-site inspection on January 28, 1998 found exposed trim on windows and siding, a fence in need of paint, broken windows on structure, shingles needed on the roof. This property is in fair condition. Existing Zoning: S-2.

Parcel 6310072

3551 Barnard Avenue. The parcel comprises 3,600 square feet. A 2,112 square foot building with two residential living units occupies the site. This property is nonconforming (lot size). An April 24, 1996 letter from the City Inspection office cited the following exterior building code violations at this property: Windows and doors lack storm panels (basement); Weather stripping lacking/pieces missing (front and back); Deteriorated foundation, back entry to basement main foundation, provide a professional engineer's report describing repairs to insure structural integrity; sticky door at basement entrance (improper fit); broken/cracked window or door glass (2nd floor bathroom); porches unsound, unstable, and/or improper stairs (front). On-site inspection of this property on January 28, 1998 found the structure to be in good condition. Existing Zoning: S-2.

Parcel 6310073

3547 Barnard Avenue. The parcel comprises 5,400 square. A 2,220 square foot building that includes three residential living units occupies the site. This property is nonconforming (lot size). Onsite inspection of this property on January 28, 1998 found windows/doors lacking storm panels. This property is in fair to good condition. Existing Zoning: S-2.

Parcel 6310074

3543 Barnard Avenue. The parcel comprises 4,680 square feet. A 3,060 square foot building that includes a garage and one residential living unit. On-site inspection of this property found defective roof/overhead on garage, rotting trim, deck and door in need of paint and reinforcement. This property is in fair condition. Existing Zoning: S-2.

Parcel 6310075

3535 Barnard Avenue. The parcel comprises 4,320 square feet. A 1,776 square foot building that includes two residential living units. This property is nonconforming (lot size). On-site inspection on January 28, 1998 found the need for paint on windows. This property is in fair to good condition. Existing Zoning: S-2.

Parcel 6310076

3531 Barnard Avenue. The parcel comprises 3,600 square feet. A 1,466 square foot building that includes two residential living units occupies the site. This property is nonconforming (lot size). This property is in good condition. The brick work needs minor maintenance. Existing Zoning: S-2.

Parcel 6310077

3527 Barnard Avenue. The parcel comprises 3,600 square feet. A 2,400 square foot building that includes two residential living units occupies the site. This property is nonconforming (lot size). On-site inspection found a fence in need of repair. This property is in good condition. Existing Zoning: S-2.

Parcel 6310078

3523 Barnard Avenue. The parcel comprises 3,600 square feet. The site is currently vacant. Existing Zoning: S-2.

Parcel 6310079

3519 Barnard Avenue. The parcel comprises 7,200 square feet. A 2,527 square foot building that includes a restaurant is located on the site. On-site inspection of this property on January 28, 1998 found storage of junk in rear yard. Existing Zoning: S-2.

Parcel 6310080

3515 Barnard Avenue. The parcel comprises 7,070 square feet. A private parking lot occupies the site. Existing Zoning: S-2.

Parcel 6310119

3515 Barnard Avenue. The parcel comprises 81,215 square feet and is occupied by a private parking lot. Existing Zoning: M-1.

Parcel 6310023001

3517 Layton Avenue. The parcel comprises 7,200 square feet. A 4,650 square foot building that includes a rooming house with ten residential living units occupies the site. This property is nonconforming (use). A November 3, 1995 letter from the City's Inspection Office identified the following exterior building code violations: handrail missing at rear stair; broken windows. Existing Zoning: S-2.

Parcel 6310035001

3465 Layton Avenue. The parcel comprises 7,200 and is occupied by a 6,480 square foot building that includes a rooming house with 20 residential living units. This property is nonconforming (use). Historic building. Charleston Hotel. This property is in good condition. The building has good rehabilitation potential. Existing Zoning: S-2.

Parcel 5909994 003

3210 Layton Ave. This property is occupied by the South Auto Mart. The building is in good condition. There is no landscaping on the site. The site is too small for the use. Autos are parked right up to the right-of-way. Existing Zoning: M-2.

Parcel 631-9981-001

3219 Layton Avenue. This property is in fair to good condition. The porch is missing a hand rail. Existing Zoning: S-2.

Parcel 631-9984

3221 & (A) Layton Avenue. This property is in fair to poor condition. The building needs paint and the gutters are defective. Existing Zoning: S-2.

Parcel 631-0112-001

3231 & (A) Layton Avenue. This property is in good condition. Existing Zoning: S-2.

Parcel 631-0111

3243 Layton Avenue. This property is in poor condition. Needs new paint, roof, siding. Existing Zoning: S-2.

Parcel 631-0110

3249 & 3251 Layton Avenue. This property is in fair to good condition. Existing Zoning: S-2.

Parcel 631-0109

3255 & (A) Layton Avenue. This property is in fair to good condition. The roof needs repair. Existing Zoning: S-2.

Parcel 631-0108

3259 & (A) Layton Avenue. This property is in fair to good condition. Existing Zoning: S-2.

Parcel 631-0107

3263 Layton Avenue. This property is in poor to fair condition. The building needs new siding, paint and windows. Existing Zoning: S-2.

Parcel 631-0106

3265 Layton Avenue. This property is in fair condition. The trim needs paint, the front door needs to be replaced, the siding needs to be replaced, a hand rail on the porch is missing. Existing Zoning: S-2.

Parcel 631-0105

3269 & (A) Layton Avenue. This property is in fair condition. The building needs to be repainted, stairs and railing on the porch need to be replaced, gutters need repair, and a window on the upper floor needs to be replaced. Existing Zoning: S-2.

Parcel 631-0104

3273 Layton Avenue. This property is in fair to good condition. The building needs a new front door and new siding. Existing Zoning: S-2.

Parcel 631-0103

3279 Layton Avenue. This building is in fair to good. The garage needs new siding. The landscaping is well-maintained. Existing Zoning: S-2.

Parcel 631-0102

3285 Layton Avenue. This property is in fair to good condition. There is outdoor storage of junk on this property. The property is currently for sale. Existing Zoning: S-2.

Parcel 631-0101

3305 Layton Avenue. This property is in fair to good condition. The building needs new siding and the garage needs paint. Existing Zoning: S-2.

Parcel 631-0100

3309 & (A) Layton Avenue. This property is in fair to good condition. Quality landscaping. Existing Zoning: S-2.

Parcel 631-0099

3313 & (A) Layton Avenue. This property is in fair to good condition. A nonfunctioning television antenna on the roof needs to be removed. The chimney needs maintenance. The building needs touch up painting. Existing Zoning: S-2.

Parcel 631-0098

3317 Layton Avenue. This property is in fair condition. The building needs to be repainted. A missing railing on the steps needs to be replaced. Junk stored outdoors needs to be cleaned up. Existing Zoning: S-2.

Parcel 631-0097

3321 & (A) Layton Avenue. This property is in fair to poor condition. A missing railing needs to be replaced on the porch. The porch is sagging and in need of repair. The building needs paint. The landscaping is marginal. Existing Zoning: S-2.

Parcel 631-0096

3325 Layton Avenue. This property is in fair condition. The porch is deteriorated, trim needs touch up painting and the landscaping needs maintenance. There are also defective windows on the structure. Existing Zoning: S-2.

Parcel 631-0095

3327 - 3333 Layton Avenue. This property is in fair to good condition. Autos are parked right up to the public right of way. There is no landscaping on the site. The building is in good condition. Existing Zoning: S-2.

Parcel 631-0094

3337 Layton Avenue. This property is in fair to good condition. Existing Zoning: S-2.

Parcel 631-0093

3341 Layton Avenue. This property is in fair to good condition. The garage needs paint. There is a lack of landscaping on the site. Existing Zoning: S-2.

Parcel 5890638

3564 Layton Avenue. This property is a private parking lot. Existing Zoning: S-1.

Parcel 5890639

3558 Layton Avenue. This property is in fair to good condition. The structure needs to be repainted. Existing Zoning: S-2.

Parcel 5890640

3552 Layton Avenue. This property is in fair to good condition. The structure needs to be repainted. Existing Zoning: S-2.

Parcel 5890641

3546 Layton Avenue. This property is in fair to good condition. The structure needs minor maintenance. Existing Zoning: S-2.

Parcel 5890642

3540 Layton Avenue. This property is in fair to good condition. The structure needs minor maintenance. Existing Zoning: S-2.

Parcel 5890643

3534 – 3536 Layton Avenue. This property is in fair to good condition. The structure needs to be repainted. Existing Zoning: S-2.

Parcel 5890644

3530 Layton Avenue. This property is in fair to good condition. The structure needs to be repainted. Existing Zoning: S-2.

Parcel 5890645

3526 Layton Avenue. This property is in fair condition. The structure needs to be repainted, the front steps are in poor condition and the gutters are in poor condition. Existing Zoning: S-2.

Parcel 5890646

3522 – 3524 Layton Avenue. This property is in fair to good condition. The structure needs to be repainted. Existing Zoning: S-2.

Parcel 5890647

3518 Layton Avenue. This property is in fair to good condition. The structure needs minor maintenance. Existing Zoning: S-2.

Parcel 5890648

3514 Layton Avenue. This property is a vacant lot. Existing Zoning: S-2.

Parcel 5890649

3512 Layton Avenue. This parcel is a vacant lot. Existing Zoning: S-2.

Parcel 5890650

3506 – 3508 Layton Avenue. This property is in fair condition. The structure needs paint and a railing needs to be replaced. Existing Zoning: S-2.

Parcel 6310120

3550 Pabst Avenue. The parcel comprises 24,521 square feet. A 16,046 square foot building that includes a warehouse/store (U-Haul) and a worker residence occupy the site. On-site inspection of this site on January 28, 1998 found the following: brick divider wall near front door needs repair, and peeling paint on exterior walls. This property is in fair to good condition. Existing Zoning: M-1.

Conclusions

It is the conclusion of these findings that a preponderance or substantial number of the properties within the proposed City of Cudahy Redevelopment Area No. 1 are blighted and in need of rehabilitation within the meaning of the criteria set forth in Section 66.431(2)(b), Wis. Stats., for the following reasons:

1. A substantial area within the proposed redevelopment boundary contains property that is vacant and/or underutilized. These properties previously contained uses that contributed to the economic base of the community. However, all structures were demolished thus taking away tax base potential for this area. In addition, there is a potential that environmental concerns exist on portions of the vacant property. This condition further contributes to a finding of blight.
2. Individual and assembled parcels have become functionally obsolete in the normal course of urban growth and development. These parcels are, therefore, blighted due to inconsistency with current planning objectives and require a comprehensive planned approach for rehabilitation.

3. Many of the buildings are visually blighted. Sporadic redevelopment investment has taken place in the redevelopment area that has not had any significant impact on the district. Revitalization of this area of Cudahy will be possible only through comprehensive rehabilitation or redevelopment.
4. There is a wide assortment of types of land uses existing in this proposed redevelopment area. Many of the land uses would be more appropriately located in areas with like uses. The mixture of the types of land uses, in addition to the other findings above, further substantiate the findings of blight.

Based on these findings, it is determined that physical and economic conditions exist that, if left unattended, would continue to impair and impede the sound and safe growth of the City. Only through comprehensive redevelopment of a majority of this area, will the deterioration of the subject properties substantially slow down and reverse, thereby contributing to the overall vitality of the community.